

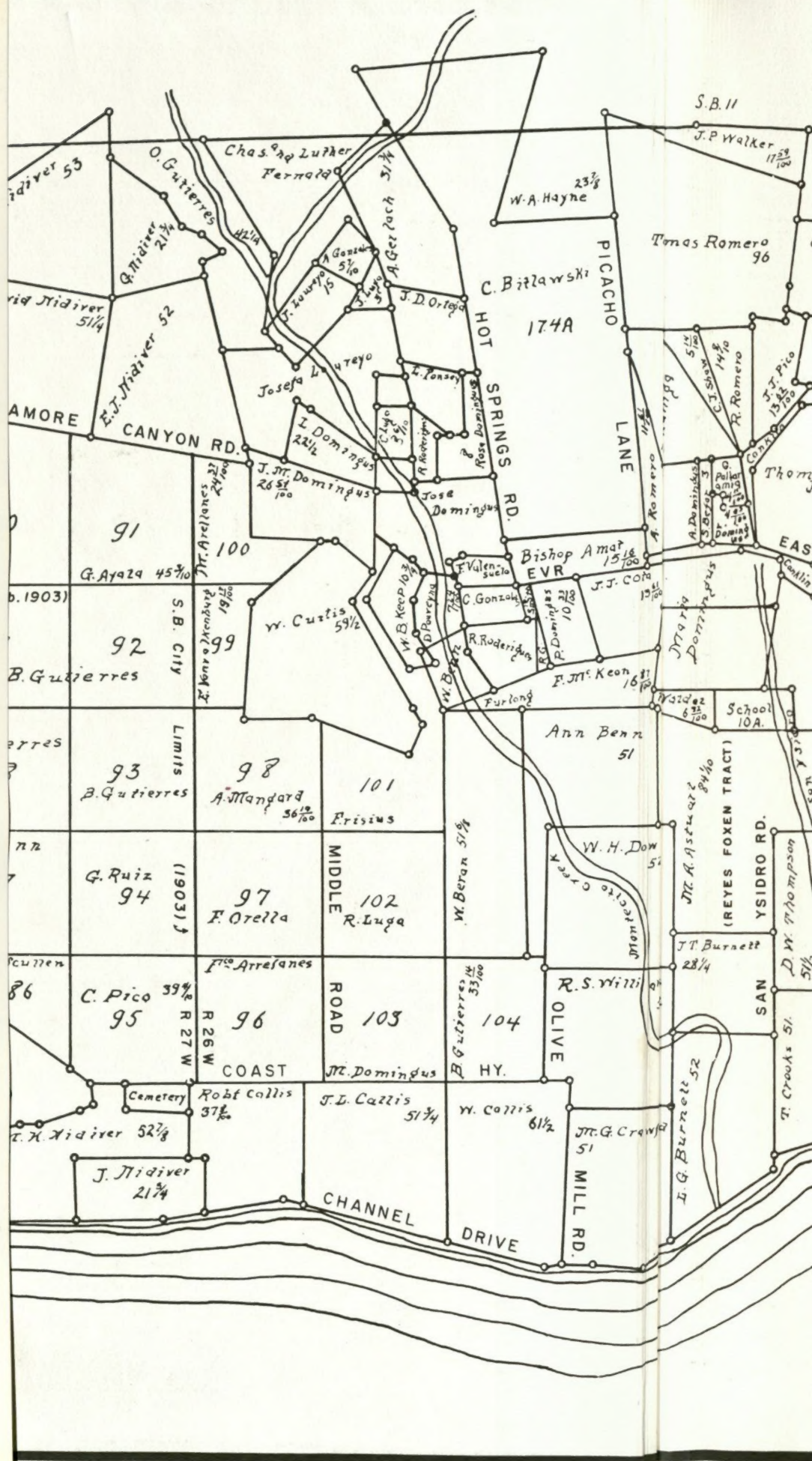
Montecito has always evoked considerable comment. In fact, the "mysteries of Montecito" have been the subject of many discussions and articles. Now, for the first time, a carefully researched book is available about the community and its history. Tales about the settlement have been wildly imaginative; even those carefully confirmed provide intriguing reading of this fabled suburb of Santa Barbara.

Montecito was a possible candidate for a Franciscan mission back in 1784. Its hot springs—with alleged curative powers—drew health seekers, and La Parra Grande—the enormous grapevine with romantic origins—was one of Santa Barbara's early tourist attractions.

The early settlers were Indians, and ex-Presidio soldiers given small parcels of land in lieu of back pay. Next came men from the East Coast who cleared the brush and established citrus ranches. With the passage of time there were fires and floods, but still the population grew and land prices rose. The agriculture was impressive, and the crops suggested colorful gardens to winter residents from the East. By the turn of this century, some large estates had been created by men of great wealth. More luxurious estates would appear in the next few decades.

The climate and beauty of the area supported great hotels and resorts in both Montecito and Santa Barbara, and encouraged new residents to establish churches and country clubs. The Montecito Country Club had three locations and four clubhouses, of which one was destroyed by an unknown arsonist.

Essentially, this volume carries the story of Montecito to 1940, together with tales of some of the estates and their colorful owners. The second volume will tell of more estates, schools, and the many changes occurring in the past half century. The text is supplemented by over 230 photos and 20 carefully executed maps, taking the reader back in time.





MONTECITO
LAND OWNERSHIP
1871



Santa Barbara City College Library

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Railroads of Arizona—Volume I
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Montecito

AND SANTA BARBARA

Volume I

FROM FARMS to ESTATES

By David F. Myrick

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Santa Barbara City College Library

FRONT DUST JACKET: The ambiance of Montecito is evident in this view from the gardens of M.B. Scott. The gardens were originally part of the estate of Mrs. Henry (Sarah) Stephens, and were subsequently owned by the Morton (of salt fame) family. Beautiful San Ysidro Canyon is in the background.

BACK DUST JACKET: The Crocker-Sperry (Las Fuentes) Ranch in Montecito marketed lemons under a variety of brand names, sometimes associated with Sunkist, beginning in the early 1890s. We believe the two labels reproduced were perhaps the most beautiful of several designs. They date from the early part of this century.

FRONTISPIECE/TITLE PAGE: Captioned "Oldest and largest palm tree in Montecito, 1902," this view from Santa Rosa Lane can be recognized today, although there have been many changes since it was taken (the palm tree at left is considerably taller and the nearby fruit trees have been replaced by a parking lot and picnic tables, forming part of Manning Park on the east side of San Ysidro Road). On the hill are the barn and residence of James Morgan; Oak Creek is to the left, out of view. Lemon Grove Lane, with its row of houses, was a much later addition along the base of the hill.

Mrs. John F. Rock

ENDPAPERS: This map is based on a portion of the W.T. Norway map of the Pueblo Land of Santa Barbara as of 1871. The lot numbers of the Outside Pueblo Lands are indicated; lots such as 94 or 103 measure 1,320 feet (20 chains) square and contain 40 acres. In addition to the names of owners as shown on the Norway map, selected subsequent owners have been indicated.

MONTECITO AND SANTA BARBARA

Volume I—From Farms to Estates

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The maps herein were made for historical information only, as were land sale reports, and we are not responsible for damages resulting from errors.

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Montecito is an interesting community; fortunately my parents, Charlotte and Donald Myrick, and myself, had known many residents for many years. So it is not surprising that my interview with Mrs. Perry G.M. Austin (Camilla Waterman) on January 8, 1978, marked the beginning of work on these two books. In the interim, I was also researching and writing books relating to Arizona.

Among the first people I consulted were Mrs. John F. Rock, Mrs. Horace Rupp, Mrs. Ernest F. Menzies, Mrs. Leo T. McMahon and Mrs. Lockwood de Forest, Jr. They answered all kinds of questions and graciously provided the names of other informants. In this group are John Whittemore, Ed and Julia Bates, George Hammond, Mrs. Herbert G. Lyttle, Mrs. Richard Bard, Mrs. Francis Lloyd, Eleanor Hoffmann, Mrs. Harwood White, Mrs. Walter Clem who first came to Santa Barbara with the famous 1926 Garden Club special train, Mrs. James Forsyth, Mrs. Richard Look, Mrs. Louis G. Dreyfus, Jr., Mrs. John B.F. Bacon, Mrs. Hewitt Reynolds, Mrs. George E. Bass, Mrs. William S. Dalliba, Peggy Houghtaling, Phyllis W. Zakheim (a great-granddaughter of B.T. Dinsmore), Jayne Flynn, Elsie Hunt, Peggy Gledhill, Rosario Curletti, Shreve Ballard, Elmer Awl, John and Susie Mitchell,

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The list continues with Ralph and Clara Romero, Margaret Villa, I.A. Bonilla, Victor Lopez and Albert Juarez, some of whom are descendants of the very first settlers in Montecito.

Also Winchester Jones, Arthur Bromfield, Susan Buell Simpson, Mel Robinson, Edward F. Brown, E.D. Baring-Gould, Teri Rojas, Virginia C. Hunter, John and Tina Beck, Lee Jansen, Carol Curtis Bramhall, Warren Fenzi, Mrs. B.B. Smith, Jay Pion, E.R. (Jim) Blakley, Clifton F. Smith, Stella H. Rouse, Walker Tompkins, Marianne Brundage, Earl G. Johnson, Louis De Ponce, David Bertram, Arthur Baat, Sue Higman, Ed Katenkamp, Rev. Gethen Hughes, Travis Hudson, John R. Johnson, Brooks Sawyer, Mrs. E.F. Knowles, Robert Knowles, Natalie Clark Harpham, Tony Days, Mary Louise Days, Ted Niedermuller, Roy Jenson, Sylvia Brickley, Lutah Riggs, Kenneth Hunter III and Gary Breitweiser.

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Across the street, in the County Courthouse, I hunted for real estate transactions, birth and death records and I always received gracious assistance from Mary Rose Bryson, Beverly Curren, Bonnie L. Terry and Helen Breault, all charming ladies. In the County Engineers' office, Alan Fryer and Joanne Hall managed

to find obscure but most useful maps and, in the flood control office, I was assisted by Gordon Stevens and Jeff Paley. David Hardy, in Supervisor David M. Yager's office, guided me around various county offices.

The Montecito History Committee, a hard-working group of volunteers, has done a yeoman's job of assembling Montecito historical data and I am most grateful, not only for the years of collecting and arranging historical material, but also for their interest and assistance. Mrs. Leo McMahon has been the chairman of the History Committee since its inception in 1975 except for a few years when Warwick S. Carpenter, Jr., held the post. Other members of the committee are Mrs. Richard Evans, Mrs. Allen Bozarth, Mrs. Charles Cleek, Mrs. Edgar Adams, Mrs. Wilson Forbes, Mrs. Peter Wehrli, Mildred Moody and Mrs. Trina Morris and my thanks go to all of them.

Working in the library of the Santa Barbara Historical Society has been most productive and I have enjoyed working with two directors, Mrs. Sylvia Griffiths and Mrs. Irena Barnes, as well as two librarians, Robert A. Miller and Michael Redmon. At the Santa Barbara Mission Archive-Library, I appreciate the assistance from Fr. Virgillio and Richard S. Whitehead. And, at the University of California at Santa Barbara, Rosanne Barker, Christian Brun and David Gebhard found certain special photographs adding to the interest of the book and I thank them for their discoveries.

Many individuals, such as my brother, Richard Myrick, did field research for me in Washington, D.C. Also helpful was the office of Congressman Robert J. Lagomarsino. Camilla and Kirk Andrews searched for elusive answers in Sacramento.

Because Montecito residents had so many connections in other places, it was necessary to seek assistance from people in other cities. Again, I received fine cooperation from Hugh Goodhue and J. Russell and Jean Holmes of Pasadena, Walter Douglas, Jr., of Tucson, William F. Peters, Lyman Casey and Roger Levenson of San Francisco, F. Bourn Hayne of St.

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At The Huntington Library, Daniel H. Woodward and Alan Jutzi answered my questions with dispatch as did James D. Hart, Irene M. Moran and Lawrence Dinnean of The Bancroft Library. Similar fine service came from the California State Library where Gary Strong and Gary Kurutz were always ready to assist me. At the California State Archives, David L. Snyder and Genevieve Troka resolved troublesome questions. Other libraries consulted were the Mechanic's and Sutro Libraries in San Francisco; at the latter Eleanor Capelle and Frank Glover managed to find the needed answers. Helen Rowland of the AAR Library furnished railroad background information relating to the Montecito Land Co.

James M. Purdy of the New Mexico Records Center and Arthur L. Olivas of the Museum of New Mexico were consulted as were Gary C. Ness of the Ohio Historical Society, Jerry L. Kearns of the Library of Congress, Richard J. Hathaway of the Bureau of Library Services (Michigan), Jane Booth of the San Diego Historical Society, Nevada Historical Society, Missouri Historical Society, National Archives, St. Paul's School, Montgomery County Historical Society of Dayton, Ohio (John Sullivan), Union College, Schenectady, Stephen A. Haller of the library of the Golden Gate Recreation Area, L.D. Farrar and Jim Loveland of the Southern Pacific Transportation Co., the University of California Alumni Office and Philip Inglehart of the U.S. Polo Association.

The list is long, but to each person and organization I express my sincere thanks.

David F. Myrick

Montecito
February 1988

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Note: Bibliography and Index will be at
the end of Volume II.



For nearly 80 years, the Montecito Store, the most important mercantile establishment along East Valley Road, was part of the traditions of the community. It passed through several hands, and was in different buildings at various locations; in this 1928 photograph, it was on the south side of East Valley Road. The fleet of delivery trucks, consisting of four Dodges and one GMC, is ready to distribute groceries and household supplies to homes in Montecito and Santa Barbara. At the left of the store is the telephone building; on the right is the gasoline pump. For more about the store, see chapters 7 and 22.

William T. Colville Collection

Introduction

As a suburb of Santa Barbara, Montecito shares the temperate climate which has drawn so many people to the area, first as visitors and then as residents. Located on the east side of Santa Barbara, Montecito extends about three miles eastward to Ortega Hill and Summerland and, on the other axis, from the ocean shore to the foothills of the Santa Ynez Mountains, a distance of about two miles.

It is an unincorporated community with a population of some 9,000 people living in about 3,500 homes. The numbers would be larger if the area generally along Alston Road, forming the eastern part of the city of Santa Barbara since 1903, was included. Essentially a residential community, backed by a zoning ordinance created in 1930, there are, however, two shopping districts, several schools, a college, three country clubs, several restaurants and a handful of resort hotels in the community. There are no fixed boundaries other than those established by the services, such as the Montecito County Water District.

The origin of the name "Montecito" is unresolved but it has been applied to this area for slightly more than two centuries. Some attribute the name to the Spanish word for "little woods" while others say it means "little mountains." In either case, the name "Montecito" conjures all kinds of impressions. Some think that Montecito has always consisted of nothing but great estates with opulent gardens surrounding mansions filled with fine paintings, rare books, antique furniture and treasures from all over the world. Such an impression is not entirely valid for even during the "Golden Age" of extensive estates there were many modest and small homes in Montecito. Today, some of the estates are only memories as they are falling prey to the developer's axe.

What is the special quality of Montecito? Perhaps the most distinguishing features are the tree and hedge-lined roads everywhere. While unity in architectural style forms a cohesive image in some cities, it is the landscape architects who assured the continuity of Montecito with the extensive planting of trees, flowers and shrubs.

Residents of Montecito run the full range of economic wealth, starting with great riches and dropping down through affluence and modest incomes to actual poverty. Individuals in the community include those accomplished in the arts or with successful careers in education, government or in the corporate world. There are always playboys and playgirls whose alleged lifestyle provides fodder for wagging tongues and sensation-seeking columnists. Wealthy residents of a half century ago were quick with pen and checkbook to the lasting benefit of Santa Barbara and the surrounding area and their presence attracted doctors of higher caliber than the small town could otherwise support. It also brought fine stores to Santa Barbara, Diehl's Grocery being an outstanding example. It also encouraged some merchants to charge higher prices to all customers because some were wealthy. The imported wealth provided livelihoods for artisans, domestics, gardeners and educators as well as bankers, lawyers, architects, brokers, real estate agents and the like. In the early days, affluent families residing in Montecito were few and far between and at no time have all of them been rich, a hard word to define and measure in the concept of a full life, particularly with changing economic and social values.

The way of life in Montecito is as varied as its people. Great parties and cultural entertainment amid well-tended gardens have been characteristic of the com-

Santa Barbara City College Library

munity. In prior years, the large places were open to the public joining scheduled Garden Tours. Although many people today have a horse or two on their premises, there was more horseback riding in the 1920s and 1930s until road widening obliterated paralleling bridal paths, and developers, in effect, limited trails across private lands.

Some of the long-established patterns still prevail. A walk along Butterfly Beach and an ocean swim are still possible on an almost daily basis. For others, a drive along back roads provides a relaxing afternoon.

— — — — —

These two volumes of Montecito history are focused on the life and times of the community from 1870 to 1940 with some related events in Santa Barbara. After the preamble, the story begins with the days when "El Montecito" was an agricultural community where vegetables and fruits thrived, thanks to the salubrious climate which extended the growing season. (Even today, part of the ambience of Montecito stems from considerable acreage dedicated to agricultural use as pasture or avocado and citrus orchards.) The story ends with an epilogue in the second volume recounting some of the major changes in the past 36 years.

Although the first large mansions were not erected until the 1890s, Montecito's reputation as a place of wealthy residents appeared in print as early as 1875. L.L. Paulson's *Hand-Book* of Southern California, in a paragraph about Montecito, mentioned that "Quite a number of very wealthy gentlemen have made their homes here, erected costly dwellings and surrounded themselves with every purchasable elegance." This statement was premature as the example cited in Paulson's book was a former easterner who had cleared his land of scrub and planted an orchard but was still in modest circumstances.

The 1940s marked the end of lavish gardens throughout the nation and Montecito was no exception. Gar-

deners went off to war or to work in war-related industries and such labor that was available commanded higher wages. Today the monthly stipend of a single gardener could well exceed the total wages of 10 or 12 gardeners in the 1920s. Yes, fine estates are still to be found behind stone walls and wrought-iron gates but, following the general trend, most are considerably smaller in keeping with current economic realities.

Taxes and inflation squeeze the rich as well as the others; today California has one of the highest effective income tax rates in the 50 states but prior to 1933, there was only the Federal income tax to consider. And that was quite a different matter for all income brackets. True, there was a federal income tax during the 1860s and 1870s but it was not until 1913 that the burdensome tax began. Even then, the top bracket in 1925 was only 25% for incomes over \$100,000 and lower corporate tax rates also prevailed. While some households enjoyed substantial incomes, many families with modest inheritances, coupled with earnings from one of the professions, lived comfortably as all the amenities cost less in the 1920s.

Generally, Montecito residents took an active part in overall community life, joining people from Santa Barbara, Hope Ranch and the Santa Ynez Valley in social, cultural and charitable events. And, contrary to some impressions, not all of the affluent people gravitated to Montecito; the Upper East Side of Santa Barbara, the Riviera, Mission Canyon and Hope Ranch have enviable shares of families enjoying varying degrees of wealth. Also, from time to time, families migrated from one area to another for a host of different reasons.

— — — — —

The second volume will contain historic descriptions of individual estates, schools, polo in the community and the author welcomes suggestions addressed to him in care of the publisher.



The south face of the home of Mrs. George Bass is seen on September 1, 1986. Local architect George Washington Smith designed the house for Mr. George Steedman, who moved into the completed house on June 29, 1925. That same day, many others in Montecito and Santa Barbara moved out of their houses temporarily, and rescuers worked valiantly to free those trapped, hurt, or killed in the intense earthquake which struck at 6:42 a.m.



The Lorenzana adobe, belonging to a pioneer Montecito family, is shown from opposite directions. (Top) The northerly view demonstrates the close proximity of the Santa Ynez Range with Montecito Peak at the right edge of the photo; below the peak is the upper end of Parra Grande Lane. (Above) Looking south, the ocean is lost in a haze and house has been painted. At left, Parra Grande Lane meets Riven Rock Road and the driveway passing through the orchard served the house once owned by Robert Greenheld, an Englishman who first settled in St. Louis before coming to California. Today, this driveway is obliterated by sprawling oak trees but its location is defined by a few remaining palm trees.

Some years after these pictures, the Lorenzana adobe was considerably enlarged and a balcony was added to its south side. The porch on the north side of the house was removed during the 1983 rehabilitation when the grounds were attractively landscaped.

Both: Montecito History Committee

II

Montecito *in the Early Days*

When Gaspar de Portolá made his epic overland journey along the California coast in 1769, Pedros Fages accompanied him and in 1773 he wrote an account of the trip describing native villages along the way. Portolá gave the name Pueblo de la Carpintería to a cluster of 32 houses around the site of the present city of that name. Although there were intervening Indian villages along the way, the next place he mentioned was Pueblo de la Laguna (Santa Barbara). Other Chumash villages were located at Loon Point (near Serena), the shoreline of Montecito and Burton Mound. Yanonali was chief of Syuxtun (Syukhtun), the village at the latter point, near the foot of present Chapala Street.

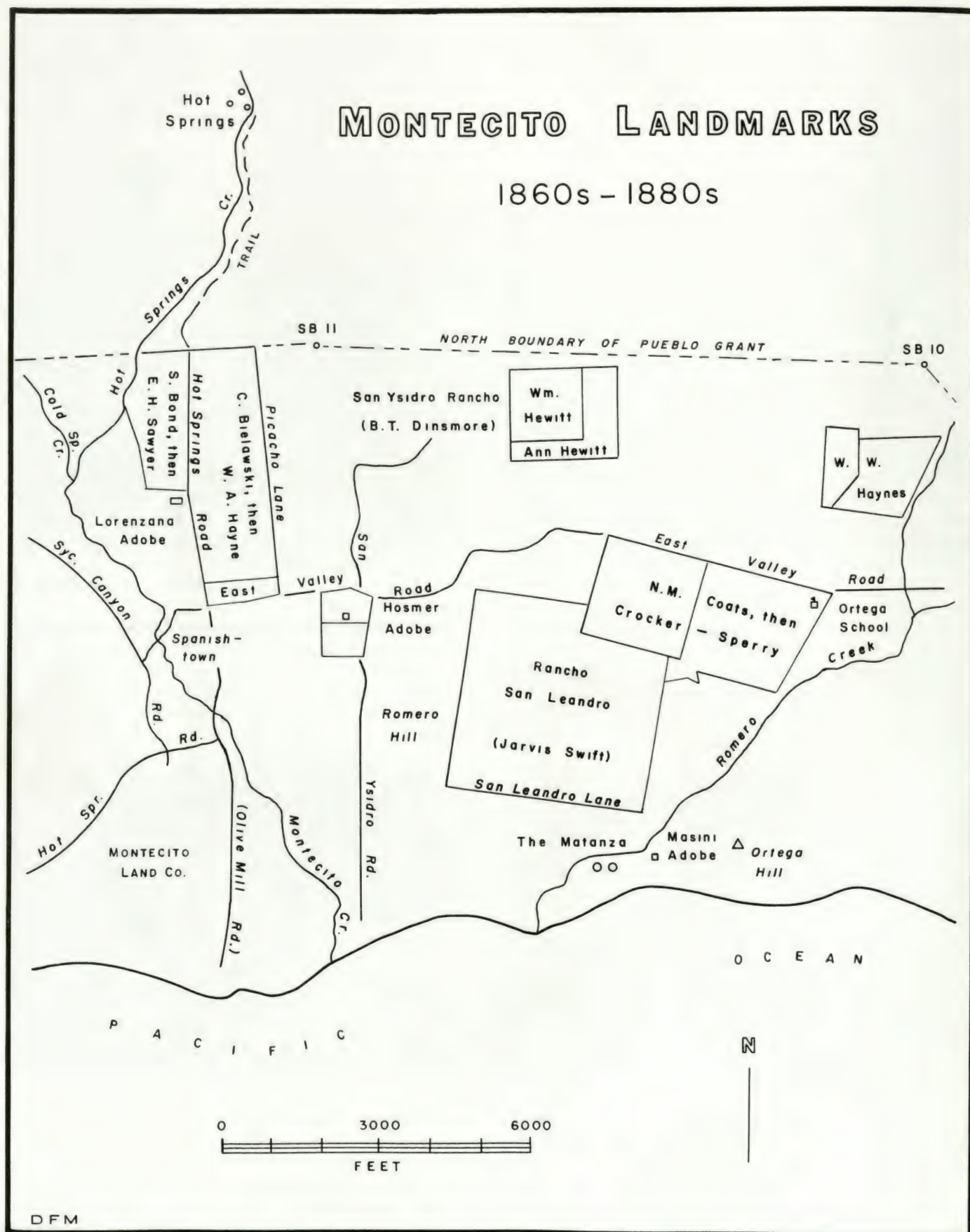
The Presidio, the first European settlement in Santa Barbara, had its beginnings in 1782. In a letter written December 5, 1783, Fages expressed the view that Montecito, one league south of the Presidio, would be an appropriate site for a mission. By this time, nine of the 21 missions in upper California had been established. In July 1784, shortly before the death of Father Junipero Serra, there was an exchange of letters between Fages and Serra concerning Montecito as the possible mission location. Alternate sites were considered and the upland near the Presidio was selected for the mission. No explanation for the rejection of Montecito has appeared; one might surmise that the larger Chumash population by the lagoon and the closer proximity of the Presidio with its comforting security were factors. On December 4, 1786, the Feast day of St. Barbara, the Santa Barbara Mission was founded on the same site in use today.

Many Indians were drawn to the mission but others remained in their settlements. In March 1796 it was reported that 62 Indians lived in El Montecito, the

Spanish name for the Chumash village of Shalawa along the Montecito coast. Contemporary scholarly views differ as to the location of Shalawa; some place it near the mouth of Montecito Creek while others locate it at the mouth of Romero Creek. Shalawa, unlike the other 18 communities in the area, was ruled by a woman (Sagapueje).

The record of Montecito during the first half of the 1800s is sparse as only a few accounts can be found. The Presidio of Santa Barbara was the principal economic force in Santa Barbara drawing many men and their families from Spanish Mexico. Juan Maria Romero (c. 1747-1816) was one. Coming from Loreto, B.C., he arrived in San Diego in 1781 with the Rivera Morada Expedition and then proceeded to San Gabriel and San Buenaventura. Here he paused briefly to leave his family (soldiers traveled with their families in those days) until he could determine that conditions around the Santa Barbara Presidio were reasonably safe. With his post at the Presidio established in 1788, Corporal J.M. Romero sent for his family which continued to expand with each generation. Nine of his 11 offspring had families; the Romero name, appearing 56 times in the Montecito section of the 1904 city directory, far exceed any other name listed therein. Additionally, another 27 Romeros were listed in the Santa Barbara section! Juan's great-grandson, Apolinario Romero (1842-1924), is the source of the name for Romero Canyon. At one time he owned considerable property in Montecito but sold portions of it from time to time, such as the 147 acres sold to William S. Mesick, a San Francisco lawyer, for \$14,000 in 1887.

Ex-Presidio guards received parcels of land from the Mexican government in lieu of pay, according to some accounts, and gradually small sections of Montecito



were occupied. While some people lived on Romero Hill, most of the population was concentrated along Montecito Creek where there was sufficient water to support fish. Even into this century, small boys were sent to catch the evening meal from this creek. Among the prominent names in this area were Dominguez, Romero, Juarez, Ayala, Lorenzana, Cota, Pollorena, Lopez, Garcia and Gutierrez. Tiburcio Vasquez and Joaquin Murrieta, well-known members of the outlaw profession, were one-time residents of what is called "Spanishtown" today; one wood structure is still pointed out as Murrieta's hiding place.

Mention of Montecito is found in the 1847 journal of Walter Murray as a point on his way to the hot springs. Ten years later, the Catholic population of Montecito warranted the construction of the church of Our Lady of Mount Carmel.

The Gold Rush brought people from the East Coast and from all parts of the world to California and the migration has continued steadily ever since that time. Some migrants settled in Santa Barbara and Montecito and many were able to secure a grant of land from the town or city of Santa Barbara upon the payment of one dollar per acre. Others purchased land from original grantees at a modest increase in prices.

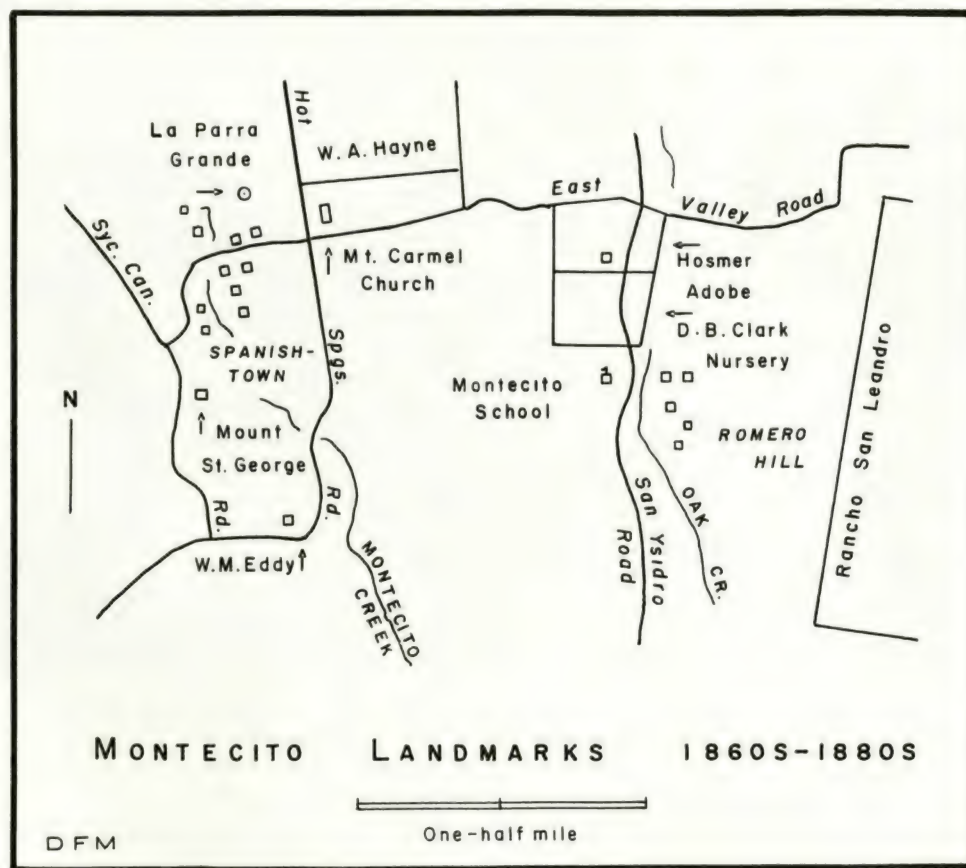
As a pueblo in Mexican days, the city of Santa Bar-

bara inherited considerable land, both inside and outside the city. The "Outside Pueblo Lands" extended for several miles west of the city but were more extensive on the east side, stretching all the way to Carpinteria Creek. The eastern portion commenced at the sea and reached inward for a distance varying from a half to two miles. Longtime occupants and others merely had to petition the Common Council for a desired parcel, usually not exceeding 40 acres, and the wish was granted. From the early 1850s to the 1870s, the city granted many parcels to individuals for a handful of dollars which, in the light of today's prices of Montecito property, seems almost incredible.

Some Early Non-Spanish Names

Among the early non-Spanish names to be granted lands in Montecito were Casimir Bielawski and Lawrence Modrinjack. Their deed from the city was dated May 16, 1855, just 10 days after they had purchased the house and surrounding land long occupied by Francisco Pico and his wife. A year later, Modrinjack borrowed \$1,000 from his partner, pledging his half interest as collateral. When he defaulted, Bielawski acquired Modrinjack's share at a sheriff's sale.

Casimir Bielawski (1815-1905), born in Poland, had been a captain in the Austrian army before coming to



Landmarks in the central part of Montecito are shown in detail on the map at right, while the map on page 14 shows a larger area.

California in 1853. For 45 years, he was a cartographer in the U.S. Land Office in San Francisco and some considered him to be the best authority on property titles in California. Not only did he survey much of California, he also surveyed the navigable portion of the Colorado River as part of the Lt. J.C. Ives expedition. Active in the Polish community—he was president of the Polish Society of California—Bielawski helped Helena Modjeska in her theatrical career. Handsome and distinguished in appearance, he was scrupulously honest and his name is honored by a mountain near Los Gatos, California.

Bielawski received a second grant from the city, and bought land from Vitus Wackenrender to bring his holdings to 174 acres by 1858. Situated between Hot Springs Avenue and Picacho Lane, his lands extended northward from Mount Carmel Church and across the Pueblo boundary line.

In the next eight years, this parcel passed through several owners before coming into the hands of a San Francisco lawyer, Edward J. Pringle, who sold it to William Alston Hayne, formerly a South Carolina resident, in 1868. Hayne built a roomy house for his family who were among the first Anglican residents of Montecito. It was a beautiful but lonely setting for the closest neighbor was some distance away. Some members of the Hayne family lived there for over 40 years.

Montecito shared Santa Barbara's problems of isolation as travel along the coastal roads was difficult because of their poor condition. A trip to Ventura necessitated the use of the beach along the Rincon which limited travel to the hours with low tides prevailing. The more practical way to reach Santa Barbara was by ship but until an adequate wharf was completed, landing in Santa Barbara was something of an unwanted adventure as the shore boats whipped through the breakers. Once ashore, new arrivals registered at Louis Lefebvre's City Hotel and then sought permanent lodging. Early the next year (1856), W.D. Hobson reopened the American House on Cota Street, near State Street, giving the traveler a choice of hostelry.

Perhaps the most spectacular event in the fall of 1855 was the fire that raged in Montecito Valley, sweeping across range land and destroying several groves of timber. Late one evening, "the sight of the devouring flames, which had reached the summit of the range that separates the valley from the city, was sublimely grand." Obviously, the *Gazette* editor, comfortably secure in his quarters some distance from the fire, could view the flames differently from those fleeing their wrath.

But Montecito was making progress, for shortly after the fire Nemecio Dominguez, learning that the residents there contemplated the erection of a schoolhouse,

offered to donate an acre of his farm for that purpose.

The several intervening miles between Montecito and the *Gazette* office constituted a much greater hurdle for the transmission of news than today. One sure way to get one's name in the local paper was to bring some exemplary items of produce for the hungry editor. William Hewitt left samples of his 1856 crop of onions at the *Gazette* office causing the editor to note that the largest was 16 inches in circumference and then commented: "We would like to see any man who can beat that." Hewitt's farm ownership of 51 acres was confirmed by a Pueblo grant in July 1857 and described as 500 yards square. A companion grant of equal size adjoining this tract was awarded his wife, Ann Hewitt, and both parcels were across the creek from the San Ysidro Ranch. Little is known about his family as Hewitt was drowned while prospecting along Piru Creek in Ventura County during the floods of 1861-1862. His widow, after marrying William J. Montgomery, sold her lands in that area which eventually were held by Mrs. E.E. Dinsmore.

Another pioneer, Newton M. Coats (Coates), born in Tennessee in 1821 or 1824, came to California by wagon from Missouri with his wife Catherine. He secured a large (105 acres) grant from the city, dated December 22, 1858; two years later his Las Fuentes Ranch (*Sp.* the springs) had grown to 175 acres, but only 15 acres were improved with wheat, barley and hay crops. His livestock consisted of two horses, 12 milk cows and 21 "other cattle." The additions to his property represented more grants from the city and today much of his ranch, located south of East Valley Road and west of Sheffield Drive, constitutes the Birnam Wood Golf Club and residential properties.

By 1870, the Coats family included seven children; the eighth, a boy, was accidentally killed several years before by his own gun while climbing over a fence. Newton Coats was active in the community, serving as a school trustee. Following his death in 1873, his widow, Catherine, married George W. Ferrier, a farmer from Missouri. Mrs. Ferrier sold the Montecito property in 1887 and subsequently purchased several parcels on the east side of the Mesa, in Santa Barbara.

Longevity ran in the family. Catherine Coats Ferrier lived almost a full century as did her son, George W. Coats, who lived until 1955. His occupations were varied. For a time he drove a stage to Mattei's Tavern but for many years was a stone mason. A number of Santa Barbara churches display his work. Another example is the stone lemon packing house of the Crocker-Sperry (Las Fuentes) Ranch, the place of his birth.

The Matanza

The Nidever property, across Romero Creek from the adobe of Pedro P. Masini (still standing) was

acquired from the city of Santa Barbara in 1858-1859 as one of the many grants of Pueblo lands received by that family. In 1863, Rhoda and Ebenezer Nidever sold three parcels extending back from the ocean bluff and aggregating 139 acres to J. Downs Wilson. Wilson borrowed heavily from Pioche and Bayerique, well-known San Francisco bankers, pledging his land but also selling it to Austin D. and J. Preston Moore for \$10,000 in October 1864.

California had gone through drastic climatic changes in the early 1860s. Excessive rains fell in the winter of 1861-1862 destroying property and changing landscapes. With the lush grass, cattle herds in Santa Barbara County numbered some 200,000 head. The wet year suddenly switched to a dry one; the terrible drought of 1863-1864 reduced local herds to something less than 5,000 as tens of thousands of cattle died of starvation or were slaughtered at the Matanza (*Sp.* for slaughter), located on the former Nidever land near the western base of Ortega Hill.

Wilson's contract of sale to the Moores called for a \$5,000 down payment. The Moores were to spend an-

other \$5,000 purchasing cattle for slaughter and remit the proceeds up to \$5,000 to Wilson. A similar arrangement was called for in 1865.

Perhaps as many as 100,000 cattle were slaughtered at the Matanza. The hides were salted and dried, the carcasses were boiled in great caldrons to recover the tallow which along with the horns was sold. The remainder became hog fodder. The enterprise was unprofitable and appears to have been short-lived. Wilson went bankrupt and his property was sold at a sheriff's sale.

After much litigation, the Matanza property was sold in sections. Charles Fernald bought a portion along the shore in 1881 which now constitutes Fernald Point. Another section, north of the county road, was acquired by Josefa Loureyro, the widow of Jose M. Loureyro, the president of the Trustees of the Town of Santa Barbara in the 1860s. Mrs. Loureyro, who held considerable real estate, sold this section to Mrs. A.M. Carpenter in late 1904 who then subdivided the property as the Loureyro Tract. During the first decade of this century, H.J. Show operated a poultry farm on the flat just below the east end of San Leandro Lane.



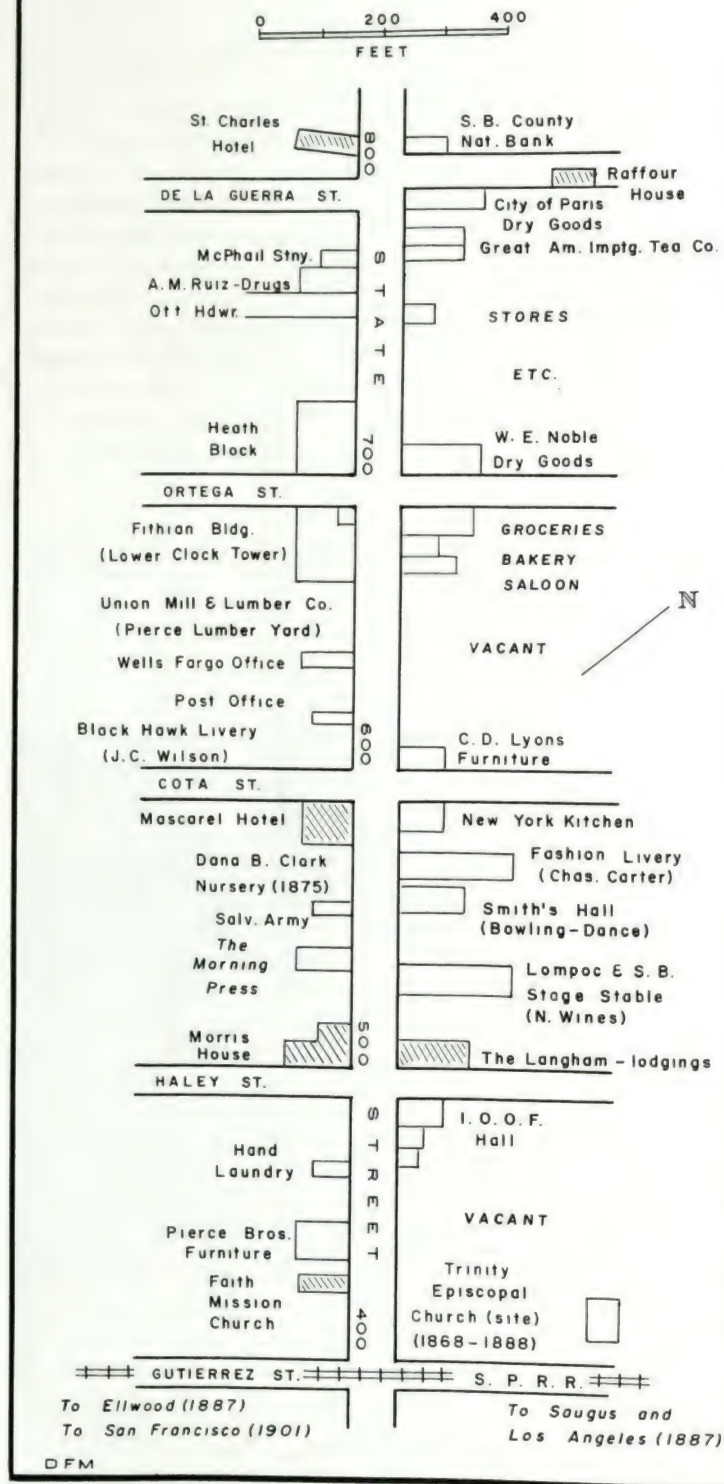
From the steeple of the Episcopal Church, then on Gutierrez near Anacapa Street, the progress of construction of the Shaw House was recorded on film. At the northwest corner of Haley and State Streets, it was built by James Shaw and opened in November 1871; it was on the site of the American Hotel which had burned earlier that year. Within a few years it became the Morris House and, though designed to be earthquake resistant, it was one of the victims of the 1925 quake. James Shaw, born in Maine, should not be confused with Dr. James B. Shaw, a rancher and doctor born in England and whose house was two blocks further down State Street. Most of the block in the foreground, aside from the I.O.O.F. Hall and a few small buildings, was idle into the 1900s. In the distance is the belfry of the Methodist Episcopal Church, then on West De La Guerra Street.

Santa Barbara Historical Society

SANTA BARBARA

DOWNTOWN HOTELS

1893 = 1903



Map: Early hotels included the City Hotel of Louis Lefebvre in 1855 and the American House on Cota Street which W.D. Hobson reopened in early 1856 with board and lodging "at prices to suit the times." Its connection with the American House at Haley and State Streets, which James Shaw owned in 1869, is uncertain. Shaw's hostelry burned three years later and was rebuilt as the Shaw House. In 1873, under new ownership, it became the Morris House and, although Shaw took it back in 1877, the name Morris House continued for many years. Subsequent names included Stevenson, New Morris House, Rex and finally Central Hotel, a rooming house operated by Mrs. Etta Buzard, which was wrecked in the 1925 earthquake. The site is now occupied by one of the Thrift Shop stores. Across State Street, on the location of The Langham, was the Tebbetts office building which G.P. Tebbetts erected in 1875; his occupations ranged from brick manufacture to newspaper work.

The St. Charles Hotel was formerly the home of A.B. Thompson, built about 1834. Mon. Louis Raffour was the first proprietor when it was opened as a hotel in 1868. Subsequently it was adapted for other uses and then dismantled. Louis Raffour built the Mascarel Hotel in 1872-73 as the Occidental Hotel. In 1884 it became the Commercial Hotel. Eleven years later it took the name of longtime owner Mr. Mascarel. With a 1917 remodeling, it changed its name to Hotel Barbara; it had to be rebuilt after the earthquake—it is now the Schooner Inn. (Hotel Barbara Worth was across the street and, in the 1890s and 1900s, Louis Raffour was the proprietor of the French hotel, the Raffour House.)

The Faith Mission Church, erected in 1889, survived the earthquake, becoming the Savoy Hotel about 1930; currently it is being remodeled. The Gutierrez Drug Store, located in Apothecaries' Hall at the corner of Ortega Street, returned to the same location after the Fithian Building was completed.

Opposite page: Top, the Arlington Hotel with its grand tower, opened in 1876 for the affluent winter tourist trade, was more elegant than the downtown hotels and attracted a steady patronage. Shortly after Southern Pacific's first train came to town in 1887, the Arlington Annex (left) was built; both sections are shown in this picture with Victoria Street in the foreground. State Street is to the right while the Victoria Street railroad station was about a half mile to the left. The mule car line took passengers to the Cottage Hospital or to Oak Park.

Bottom, the 500 block of State Street was a busy commercial area during the 1880s. The covered wood sidewalks were typical of those days. This scene, with buildings crowding the west side of State Street, begins with the New Morris House at the corner of Haley Street. Along the street are Robert L. Booth's hardware emporium, a restaurant, an undertaker (J.N. Hiller, who owned a farm in Montecito) and several groceries before coming to the Mascarel Hotel, with its cupola perched above the mansard roof. This side of the last hotel is the Vienna Bakery where a ladder and a load of bricks in the street indicates that an expansion is in progress. In spite of a local protest, the poplar tree shown was cut down in May 1888. Soon cement began to replace the wood sidewalks and a city ordinance banished the overhanging signs.

Both: Santa Barbara Historical Society





The Clock Building, erected in 1875 by Mortimer J. Cook, banker and one-time mayor of Santa Barbara, was a prominent feature of Santa Barbara until destroyed in the 1925 earthquake. In the late 1880s, the City Pharmacy held the corner location at State and Carrillo streets; to the right was a millinery and then a Chinese goods store. Occupants of the upper floors included artist Albert Ames, J.J. Perkins (a lawyer who also dealt in real estate), and the Collegiate School (note its sign atop the building).

In the adjoining building were H.C. Sweester (groceries) who was followed by the Kearney Brothers in the same trade, and F.H. Knight and later E.E. Rogers. Both these men were in the furniture business. At one time, the YMCA occupied the second and third floors. F.J. Pertica operated a grocery in the next building down the street.

Santa Barbara Historical Society

More People Come to the Montecito Valley

The *Great Register* of 1866-1869 revealed that the 47 voters residing in Montecito included 24 with Spanish names, with all but one born in California. There were seven Romeros in Montecito and four more elsewhere, but of the 20 Cotas registered in the county only one lived in Montecito. This group was generally employed as farmers and laborers, although there were three vaqueros and one carretero (wagon maker). The other 23 voters were born in the eastern states except for six from Ireland or Germany. Again, most of these men were farmers but there was a teacher from Maine (Robert Fisher Babb), a shoemaker, two blacksmiths and a tailor.

Prominent among the farmers were W.W. Haynes

who made his first land purchase in July 1865 and the Swift family of Auburn, New York, who arrived two years later. The three "colonels," B.T. Dinsmore, W.A. Hayne and Silas Bond, arrived in 1868; other early farmers included Lombard Conklin, Thomas McKeon, Newton Coats and Robert White Smith. The latter, after seven years as lighthouse keeper on the Mesa, moved to Montecito in 1868 and raised almonds. Smith later moved to Ballard where he was postmaster from 1888 to 1890.

It has been said that 1875 was the year that Santa Barbara switched from a Spanish community to an "American town"; certainly there were many changes around that time. Although the Wells Fargo office, post office, business houses and hotels were still in the Haley-Cota-Ortega sector of State Street, the uptown

move was coming. Already passengers disembarking from the *Orizaba* or other vessels, found that Stearns wharf, finished in 1872, was a decided improvement over the Chapala Street wharf. It was also the same year that gas lamps made their appearance on State Street where a mule-powered car moved over tracks in 1875 as a prelude to the opening of the Arlington Hotel on February 27, 1876. Situated on the block between Sola and Victoria Streets on the west side of State Street, this hotel, with 100 rooms, because of its more luxurious arrangements, enabled more affluent visitors to find comfort in Santa Barbara and for many decades it was the location of dances and formal receptions. The Arlington was another one of the important projects built with the backing of Col. W.W. Hollister and it was designed by architect Peter J. Barber, later mayor of Santa Barbara.

The economic growth of Santa Barbara and Montecito reflected the increased patronage of health seekers and tourists; some of them settled here. Spreading the word about the glories of Santa Barbara was a pre-occupation of visitors who took great delight in writing hometown newspapers telling about flowers blooming in midwinter. J.A. Johnson, former editor of the *Santa Barbara Press*, traveled about the East with a slide lecture describing the beauties of the place. Collis P.

Huntington was extending his Southern Pacific R.R. into Southern California and was rightfully concerned about the paucity of population in the southern part of the state. His solutions were varied; one was to employ Charles Nordhoff, an established journalist, to write a book extolling the virtues of the area for both travelers and settlers. Santa Barbara boosters were delighted to read that Nordhoff said their city was "... on many accounts the pleasantest of all places I have named." Published late in 1872, the book was a bestseller and encouraged many people to come to California.

Although Montecito and its hot springs were mentioned favorably in Nordhoff's book for those seeking a slightly drier place, this community was still in the early stages of becoming an exemplary agricultural district. While the Anglos, the new owners of the larger land grants were busy clearing sagebrush from their lands, the general atmosphere was still wild and primitive. As late as the summer of 1870, grizzly bears were troublesome and several farmers had personal experiences they would never forget. One particularly large grizzly was killing two or three calves a week with hogs as an alternate diet as he roamed the foothills back of Carpinteria and Montecito. All efforts to trap or shoot this wily old bear were fruitless until two Carpinteria men finally shot the marauder. After that event, a

Erected in 1895-96 at the southwest corner of Ortega and State streets by Joel A. Fithian on the site of Apothecaries' Hall, the Lower Clock Building was an important landmark. Benigno Gutierrez continued his pioneer drug store at the same corner. Going down State Street, the Santa Fe Railway office came after a barber shop. On either side of the large entrance was The Morning Press; grocer J. S. Martin occupied the last section of the ground floor. Upstairs were a number of lawyers' offices.

The 1925 earthquake raised havoc with both clock buildings. The Upper Clock Building was torn down but the Fithian Building, after the third floor and tower were removed, was restored and is in use today.

Santa Barbara Historical Society





Rare indeed are photographs of the Montecito landscape in the early 1880s. Setting his camera on a tripod on Langley Hill, above the southeast corner of East Valley and San Ysidro roads, the photographer looked westerly along the Santa Ynez Range. Oak Creek is in the foreground and only a few houses dot the largely vacant land. Some rows of crops are near the right side.

Hosmer Collection

group offered a \$50 reward for each bear killed within prescribed limits and those interested were instructed to see W.W. Haynes of Romero Canyon for details.

Then, as now, there were road problems in Montecito though the causes were different. While today's roads suffer from congestion, the dust or the complete absence of roads in the early days brought even more frustration. One traveler started out happily one morning in December 1870 to visit a few friends in Montecito but at the end of his vexatious day he was so shattered that he felt compelled to write to the *Santa Barbara Times* about his experience. His tale (appearing in another chapter) might provide just a little solace for contemporary motorists.

Before the automobile, the horse and carriage were the prime means of transport between Montecito and Santa Barbara. Surprising indeed were the number of mishaps occurring in the communities each week, sometimes resulting in serious injuries. And runaways were rampant; occasionally there were extended consequences; a funeral procession ended in shambles as the team pulling the hearse decided to behave independently. Another runaway episode upset a fish wagon which distributed the scaly creatures along several blocks of State Street.

And as it was a matter of several hours to harness a team for the trip into town and then return, many chose to spend the night in town so that it was not uncommon to read hotel registers with guests from Montecito along with patrons from distant points.

In the 1870s, there were no large estates in Montecito with luxurious gardens and great castles; instead the only tourist attractions in this farming community

were the big grapevine (parra grande) and the hot springs. Not only was the grapevine enormous but it was part of a romantic tale outlined in a subsequent chapter.

The proprietor of the hot springs was Wilbur Curtiss who, according to a local story, came here years before in broken health but made a remarkable recovery after soaking in the hot springs. His beneficial experience, he felt, should be available to others so he established a resort on a shoestring.

There were other problems in the community as the 1870s began. Faustino Lorenzana, the black sheep of an old California family, became a desperado. And there were very serious threats to the underlying title to the land.

Although there was a bounty on his head because of trouble in Santa Cruz County, Faustino managed to escape arrest. Word of his arrival in Santa Barbara in the late summer of 1870 reached Deputy Sheriff O.N. Ames together with the news that Faustino intended to find and kill one Juan Rodriguez. Ames and his posse found their man sleeping in a gulch near the big grapevine but Faustino, refusing to be arrested, ran down the ravine and was drawing his pistol when he was shot and killed.

The other threat was more widespread because of the floating boundaries of the Los Prietos y Najalayegua land grant awarded to Jose Dominguez by Governor Pio Pico on September 24, 1845. The grant extended northward from the crest of the Santa Ynez Mountains down to the river and up the slopes of the San Rafael Mountains. Ownership of this grant passed through several hands before coming into the hands of Charles E.

Pastoral is the view looking easterly from the same location. A small barn, a stone reservoir, a primitive fence and a horse satisfying his appetite constitute the additions to this natural scene.

Hosmer Collection



Huse, a clever lawyer in Santa Barbara's early days who in turn sold it to Thomas A. Scott on March 11, 1865, for \$1,000. Scott, the head of the Pennsylvania Railroad and involved with several western railroad projects, was also investing in California properties.

Huse produced a second map to support his view that the grant, to a great extent, was on the coastal side of the Santa Ynez Mountains and included desirable foothills in Montecito and Santa Barbara before lapsing over the mountains to terminate at Los Prietos, near the present Gibraltar Dam. This location was contrary to the depositions taken in 1870 wherein older citizens stated that the grant in no way reached over the ocean side of the range. A huge outcry arose and,

though the grant had been confirmed by Congress in 1866, this authority was repealed. Then, in 1875, the grant was confirmed but it was properly located north of the crest of the Santa Ynez Mountains.

Montecito suffered from a devastating fire on October 1, 1871. Said to have been deliberately started, it swept along the upper hill line creating intense heat and "almost unbearable smoke." Col. Hayne lost his fences and some hay but managed to save his house by keeping it wet with wine after his water supply failed. Nearby, Mr. Kinney saved his hay by standing on the rick and putting out small blazes with buckets of water constantly supplied by a helpful neighbor. Colonel Dinsmore was not so fortunate as he lost 24 tons of hay while helping his son Gus keep the flames from his house. The fire also devoured all of the flimsy buildings at Wilbur Curtiss' Hot Springs, a blow from which Curtiss never really recovered and which pushed him along the road to bankruptcy. A suspected incendiary was arrested, brought to court but the case was dismissed for unreported reasons. Fires occurred around Montecito with unwelcome regularity; the fire two years later was not so calamitous but it did make the atmosphere in Santa Barbara "a little hazy."

As 1872 began, a Montecito correspondent wrote: "A lively, refreshing green mantles everything except the countenances of our citizens and even these are decidedly improved." From D.B. Clark's nursery, orange, almond and walnut trees were being purchased by the hundreds for local planting. Mention was made of the ruins of the old Matanza works, Colonel Dinsmore's famous orange tree and Colonel



In 1982-83, new owners of the Lorenzana house had the dwelling painted and generally renovated and the grounds attractively landscaped.



Now guarded by imposing entrance gates at 370 Hot Springs Road, this was the residence of Judge E. B. Hall, a former West Virginia jurist. Although extensively remodeled during its lifetime, parts of this house, built about 1874, are still intact.

Santa Barbara Historical Society

Bond's ornamental grounds. E. Stanton headed a petition in September 1872 for a new road between Montecito and Ortega Hill to which the Board of Supervisors responded by directing the county surveyor to locate a new road. Earlier that same year, Colonel Dinsmore had petitioned the supervisors for other roads.

Many home sites were purchased during the latter 1870s from Judge Ephriam B. Hall (1822-1898), an ex-West Virginia lawyer and judge, and first attorney general of that state. Seeking relief from poor health, Judge Hall and his wife came to California in 1872. Though his wife remained an invalid, the judge's condition in Santa Barbara improved so he was able to resume his law practice and take an active part in the Presbyterian Church in Montecito. In 1873, he acquired most of the Montecito lands of William and Ann Benn. These lands, in part bisected by Hot Springs Avenue and Olive Mill Road, extended south generally from School House Road to a line near Mesa Road.

Judge Hall should not be confused with Dr. Richard J. Hall who died in 1897 at the age of 40. Born in Ireland, the future doctor came to New York City as a boy where his father was the pastor of the Fifth Avenue Presbyterian Church. After his health broke down in 1889, Dr. Hall came to Santa Barbara. Here his interests were varied: Besides his surgical work at the Cottage Hospital, he headed the Floral Festival in 1894 and was the first president of the Country Club.

William Benn, his wife Ann and two sons came to the United States from England about 1850. The family spent several years in Missouri where two daughters were born; Ann, their last child, was born in Utah in 1854. Four years later, William became a naturalized citizen. His occupation was farming but he switched to carpentry in later years. Though the Benns owned over 100 acres in Montecito, they resided in Carpinteria during most of their lives in California.

The barn contributes to the rural atmosphere prevailing in Montecito as this century began. The narrow wagon road is in sharp contrast to the wider paved roads of today.

Mrs. John F. Rock



Pepper Lane formed a link between Sycamore Canyon and Hot Springs roads for many years until it was divided into two short sections. The bridge crossed Montecito Creek.

Mrs. John F. Rock



In the early 1900s, photographic equipment was heavy and cumbersome; accordingly a camera expedition required a horse and buggy. This photographer was working in Sycamore Canyon.

Mrs. John F. Rock



Just before it was cut down in 1875, local photographer W.N. Tuttle took many stereopticon views of La Parra Grande, above. Under its extensive branches are a small child and Louisa Dominguez. Louisa's mother planted the vine stalk many years before and so created a romantic tale. Left, Tuttle also photographed the 16-year-old "daughter vine" and interrupted a croquet game. On the reverse side of this photo, the text reads "Young Mammoth Grape Vine at Sarver's Mammoth Grape Vine Resort, Montecito." (This vine was cut down in 1899.)

Both: Santa Barbara Historical Society

2

La Parra Grande— The Extraordinary Grapevine

The Big Grapevine attracted hundreds of visitors during its last remaining years. Situated on the east side of Montecito Creek, its location by today's landmarks is north of East Valley Road and east of Parra Grande Lane.

Its history evolves around Maria Marcelina Feliz who was born about 1771 in Real de Cozala, Sinaloa, and who was living in Los Angeles as she approached marriageable age. A beautiful girl with many suitors, she chose a tall and handsome man named Jose Maria Dominguez as her fiancé and here the romantic and somewhat apocryphal tale unfolds. Her parents, having been wealthy before their fortune vanished, disapproved of this match as the prospective husband was equally impoverished. To thwart the romance, the family moved to Montecito in the early 1780s but the night before departure, Marcelina met secretly with Jose. He asked her to wait two years for him as during that time he would find wealth or perish in the attempt. If he failed in this pursuit, she was to wed another man. As a parting gift, he gave her a grape cutting fashioned in the form of a riding crop. On her arrival in Montecito, she planted the vine and around it prayed regularly for Jose.

The days became weeks, then months and the end of two years was approaching with no word from Jose. Her family had arranged a marriage to a wealthy but unattractive man and the future looked bleak. The night before the wedding she stole away to the vine which was now a small arbor and prayed again for Jose. This time her prayers were answered, as Jose suddenly appeared in the darkness. Fortuitously, he had found a gold mine and was now rich. Confronted with this news, her family relented and Marcelina and Jose Dominguez were married in 1785.

This was the site of her home where she lived with Jose for over three-quarters of a century before she died May 9, 1866, having given birth to 15 children and leaving 300 lineal descendants. (At her death, her age was said to be 105; more likely it was around 95.) Ownership was confirmed by a grant of Pueblo lands and in 1865 she willed it to her son Jose.

Measurements of this grapevine vary with the source and date but they were sufficiently impressive for the vine to be visited by many notables and be mentioned in several books. In 1872, it was reported that the circumference of the main trunk measured 41 inches two feet above the ground and that the largest branch was 30 inches around.

The arbor covered more than 5,000 square feet and was sufficiently high to accommodate a dance floor where the Mexican community enjoyed the fandangos on Sunday afternoons and evenings which were "enlivened by the voluptuous swells of music and drafts of Camulos"—the latter being a popular wine of nearby origin.

Annual yield of this grapevine ran as high as 7,000 bunches weighing from one to four pounds each. The production was tabulated by putting a bean in a vase for each bunch plucked. In later years, this vine was the principal source of income for the matriarch and her offspring.

When it came time to register voters of the Montecito precinct in the summer of 1871, W.W. Haynes, Clerk of Elections, issued a notice that his office would be at the Big Grape Vine on specified days. At the same time, Leland & Co., Santa Barbara realtors, offered "A Bargain—\$1,200—17 acres of splendid Montecito land under cultivation with fences and houses

... in the immediate neighborhood of the 'Big Grape Vine.'

Responses to this advertisement are not available but within a few months ownership of the grapevine passed to Michael Sarver of Ohio.

Michael Sarver, born in Westmoreland County, Pennsylvania, in 1835, attended local schools and Mount Pleasant College before studying law. He began his law practice in Greensburg, Pennsylvania, in 1860 but declining health caused him to seek an outdoor life. Moving to Canton, Ohio, five years later, he purchased a 125-acre farm nearby which he called "Rose Dale." Sarver was also an incorporator of an ill-fated horse-car line projected in Canton.

The Sarver family, now enlarged to include five children, came to Santa Barbara in 1872 where they lived for about three and one-half years. Previously, on December 15, 1871, Michael Sarver paid Jose Dominguez \$1,000 in gold coin for the grapevine and the surrounding 23½ acres.

The *Press*, noting that the new owner spoke English, was in favor of the transfer. Previously, tourists arriving at the vine and not knowing Spanish, confronted the former owner with questions in English with poor results and mutual embarrassment. One difficulty continued after the change of ownership for there was an



After Michael Sarver purchased the Montecito grapevine property in 1871, the health of the old vine declined. Santa Barbara boosters, seeking something unique for the Centennial Exposition, persuaded Sarver to cut the vine into sections and send it to Philadelphia. It was then assembled for the crowds at the 1876 exposition.

C.E. Piper Collection

obligation for tourists "to run the gauntlet of two whiskey shops." Before entering the enclosure, they were expected to patronize both bars by "purchasing a portion of the villainous compounds for sale there." The complaints were duly noted and forgotten but the general situation improved with the installation of a new dance floor in June 1873. By this time, because of neglect, the grapevine had failed so badly that its recovery was unlikely and there appeared to be no chance of preservation "unless it be in Barnum's Museum."

About two years later, when preparations were under way for the Centennial Exposition in Philadelphia, Dr. James L. Ord, a local physician and the Santa Barbara agent of the Centennial Commissioners, thought the grapevine would be a fine addition to the California exhibit. For a time Mr. Sarver was reluctant to see his treasure leave the scene—a feeling shared by the community at large—but it was obvious that the vine was dying, so he gave in. The pain was eased because a healthy offspring, just 100 feet away, gave indications that eventually it would match the size of the older vine. (Before it too was cut down, it was practically the same size.)

After giving the matter careful study, Sarver decided to "sectionize" the vine and, on August 17, 1875, cutting began. The main branches near the trunk were marked alphabetically and the larger branches were cut into eight-foot sections. Where they were too interlocked as to render separation impossible, they were bolted together. By means of dowels and irons, these eight-foot sections were connected to form branches of 16, 24 or 32 feet in length and kept in their original position.

Not only did Sarver agree to the removal of the vine, he undertook personally to escort it to Philadelphia. A number of stereoscopic views taken by W.N. Tuttle were offered for sale. In early September 1875, the big vine was exhibited at the Odd Fellows Hall with a 25-cent admission charge to help defray transportation costs. On the day of departure, September 14, 1875, Sarver declined a \$10,000 offer for the remarkable plant as it was loaded on the steamer *Ancon* for San Francisco. Here it was to be exhibited before going on to Philadelphia.

Actually, its journey was halted, as Mr. Sarver was financially embarrassed. Col. W.W. Hollister rose to the occasion to spearhead a campaign to raise \$500 of which he would contribute one-half.

Happenings over the next few months are shrouded in mystery and some doubted that the grapevine would ever make an appearance. The Exposition opened May 10, 1876, and letters from Californians on the scene offered no encouragement. The "naked hall" of California was embarrassing and the stingy legislature was

Some years after Tuttle's photograph (see page 26), the young vine covered a large area over a new trellis. The winter season accounts for the absence of foliage. Montecito Peak is in the left background.

Santa Barbara Historical Society



blamed. Finally, at the end of July a letter to the *Press* acknowledged the presence of the vine at the Exposition. Aided by a sign with large letters reading: "Mammoth Grape Vine of Santa Barbara, California," the vine was "always the center of attraction, and behind the elbowing crowd, within the enclosure, and wearing an expression of dogged patience and unyielding perseverance, stood Michael Sarver, the hard-pressed owner and exhibitor, always faithfully answering the same round of questions. . . ."

Under its branches, young girls sold buttons and other ornaments made from the branches to souvenir hunters along with pampas-grass plumes and photographs of the vine in Montecito. California visitors took pride in this sterling exhibit and clustered around Sarver.

When the exposition closed in November, Sarver received one of the numerous awards for his exhibit and claimed that he cleared \$5,000 for his hard work. Returning to Canton, Ohio, in an exhausted and weakened condition, his health failed and he died on March 18, 1877, before he had a chance to carry out his plan for a round of exhibitions. For some time, the grapevine, set up on the family farm in Ohio, continued to attract attention as it was "said to be the most singular natural curiosity in Canton."

The disposition of the grapevine stalk is clouded. There are rumors that it appeared at various expositions but, when Santa Barbara wanted to display the trunk at the Chicago Fair, the Sarver family's demand of \$500 terminated any plans for exhibition there.

The Second Montecito Grapevine

In August 1876, while he was in Philadelphia, Sarver's 23½ acres in Montecito constituting *La Parra Grande* were sold at a sheriff's sale to German Senter.

The transferred property included the younger and smaller offspring grapevine but, lacking the stupendous size of its parent, it was not the great tourist attraction. Additionally, the big grapevine in Carpinteria was competing for tourists.

About three years later, *La Parra Grande* was sold at a sheriff's sale while Senter was concentrating his efforts on his ranch in Baja California. Different owners followed; Dr. Doremus was among them. He held the property for most of the year 1884 before selling it to Albert and Angie Magee of New England who then moved on the premises. By that time, the young grapevine was approaching the dimensions of its departed parent and was drawing attention from hundreds of sightseers, many of whom trampled over Magee's flowers and lawn. Annoyed by these thoughtless people, Magee contemplated removing the troublesome vine in 1897 but was persuaded to relent.

However, when the vine was dying two years later, he had sufficient cause to cut it down. After the local chamber of commerce accepted the donation of the main trunk, Magee was flooded by offers from all over the country but he wanted it to remain in the area. He agreed not to disturb the vine until after the National Education Association meeting in Los Angeles as a number of teachers planned a side trip to Santa Barbara and this was one of the attractions.

In the middle of August 1899, most of the vine was destroyed. The trunk, nine feet tall with two-foot branches, was placed in the main room of the Santa Barbara Chamber of Commerce where it remained until early 1904 when it was transferred to the Natural History Society (not the present museum) but its whereabouts, like its predecessor, is unknown.

In 1905, the cottages and land of *La Parra Grande* became part of an ambitious project centering around the hot springs and its role is outlined in the next chapter.



Situated in a narrow canyon, the Santa Barbara Hot Springs drew visitors from far and wide. Challenged by fire, flood, isolation and, at times, an impassable road, Wilbur Curtiss struggled to develop the resort until 1877 when the financial burden finally overwhelmed him. In the photograph on the facing page (right), Curtiss is seen (pointing to some unidentified object) on December 3, 1875. Ruth Curtiss, his sister who held title to adjoining lands, can be seen over his right shoulder. This view was taken by E. Hayward of the photographic firm of Hayward & Muzzall.

One major problem which was never overcome was the wagon road to the Hot Springs. It was steep, twisty, narrow and prone to wash-outs. Too often, it was impassable for carriages, so the only access was by foot or horseback. This group (above), after luxuriating in the hot baths for several days, is about to return to Santa Barbara; a burro is about to guide a cart and trunk down the road. The wagon behind the lady riding sidesaddle will soon be hitched to a pair of horses for the trip out of the resort.

BOTH: C.E. Piper Collection

3

Santa Barbara Hot Springs

As a tourist attraction, Montecito suffered when the big grapevine was shipped off to Philadelphia for initially its replacement failed to draw large crowds. Still there was the hot springs resort with the curative waters tucked up the canyon in the foothills of the Santa Ynez Range and about a mile beyond the north end of the present Hot Springs Road.

According to a deposition of Vicente Valencia taken in 1865 when he was 79 years old, the springs were discovered by Camacho, "a gentle Indian" of the Naja-layegua tribe who lived about halfway up Hot Springs Canyon. Camacho gathered islay, acorns and other seeds in the many canyons between Mission Creek and Geraldo Creek (probably today's Toro Canyon). Valencia established the date of discovery as 1801 for that was the year his father died.

It was a social event for the California women who used the hot springs for their laundry. Usually several families camped for a few days in the canyon and the woman chatted happily with each other as each item went through the cleansing process. A great pot suspended over a fire from a wood tripod ensured a continuing food supply as the children gamboled over the hills, being careful not to disturb the drying clothes spread over the shrubbery. It was quite a site to see the canyon dotted with white and brilliant-hued garments.

And when the New York Volunteers occupied Santa Barbara in the fall of 1846, Walter Murray and other troopers visited the hot springs which was "one of our favorite resorts." He offered the route for others as: "You leave town and pursue the Beach Road some two or three miles, and then turn to the left, taking a little bypass which leads through a small California settlement, and quite a pretty one, too, named Montecito. This consists of a few scattered ranches whose grounds

border on each other with houses about a quarter mile asunder. A pretty little brook winds through the center serving to irrigate the land. . . . These springs are left alone and deserted."

The Fort Tejon earthquake of January 9, 1857, was felt over a wide range of California. Houses in Santa Barbara were damaged by the early morning shake; at the hot springs large boulders rolled down the mountain into the canyon. A week later, C.H. Randall, the new editor of the *Santa Barbara Gazette*, journeyed to



After Curtiss left the scene, the Santa Barbara Hot Springs had a series of managers. Among them was Mrs. Kimberly, pictured here in a dark hat and dress. To her right is a Mrs. Pitcher, whose connection with the hot springs is not known.

Santa Barbara Historical Society



the hot springs and observed the varied temperatures among the different springs which, measured a month later, were found to range between 109° and 122°. About the only living things around were the palo Colorado shrubs and, not far away, the "real yerba buena."

Long identified with the hot springs was Wilbur Curtiss of Hudson, New York, one of a family of 12 children. His year of arrival in Santa Barbara is uncertain but, in January 1858, he purchased some land on the Mesa and, on May 7, 1859, he secured 59 acres of Pueblo land from the town for a nominal \$20. In later years, this tract formed the eastern section of the Knapp estate. The 1860 census included Curtiss as a Santa Barbara resident whose age was 52 and whose occupation was a teamster. Curtiss had small holdings of real and personal property; apparently he rented rooms in his house to five outsiders.

The introduction of the hot springs to Curtiss is legendary; there is a tale that he arrived in Santa Barbara in 1857 in broken health and was cured by the hot springs. It was about 1860 when he became involved perhaps holding the same view as soldier Murray in 1846 who said: "These springs would make a fortune for any town in the U.S. . . ." At that time Curtiss graded a primitive road only to have it destroyed by the heavy rains of 1862. Undaunted, he filed on 159 acres of state lands on April 7, 1863 (Approx. NE quarter of Section 6, T 4 N, R 26 W); approval was secured the following year and his certificate of purchase was issued in July 1870.

His next step was to raise money for the construction of a hotel and a practical road, so he formed the Santa Barbara Hot Sulphur Springs Company. To solicit investor attention, he prepared a prospectus in which the

report of San Francisco architect and civil engineer E.J. Weston was the most prominent part.

Weston's report of April 18, 1867, spoke of the possible health benefits of the waters and the need for accommodations. Because of the configuration of the canyon and the harsh winter rains which annihilated the access road each year, Weston proposed that the hotel be located at the mouth of the canyon rather than at the springs. The hotel was to be of concrete construction with 46 bed-chambers with 28 adjoining sitting rooms. Several large common rooms were proposed together with a large central saloon, the latter being 44 by 20 feet and two stories high. On the ground floor there would be two large plunge baths, each measuring 18 by 26 feet, with one for the ladies and the other for gentlemen. Adjoining the baths, which were fed by water from the springs flowing in three-inch pipes, were the dressing rooms. In the light of today's building costs, Weston's estimated cost of the hotel at \$25,000 is most enviable!

Reassured by Weston's favorable report, Curtiss added a few introductory remarks explaining that the capitalization of the Santa Barbara Hot Sulphur Springs Company would consist of \$50,000 capital stock. Of this total, \$20,000 would be issued to Curtiss in exchange for the land with the balance to be applied to the hotel and furnishings.

The prospectus was silent concerning anticipated financial results from operations. Consequently few, if any, people filled out the stock subscription blanks

forming the last page of the prospectus. Far more serious, however, was the threat to the underlying title, for this land was within the area claimed by Los Prietos y Najalayegua Rancho which had been moved over the mountains to take in the Montecito foothills. This difficulty was cleared with the assistance of San Francisco attorney Edward Pringle who was to receive \$5,000 (par) or 10% of the stock of the company.

Meanwhile, potential investors had lost interest and Curtiss, according to existing records, never completed the incorporation of the Santa Barbara Hot Sulphur Springs Company. Unable to secure necessary funds, the large hotel was never built but Curtiss, never admitting defeat until the very end, struggled to fulfill at least a part of his dream.

Curtiss had been a partner in the San Francisco firm of (George B.) Davis & Curtiss, manufacturers and retailers of clothes, during 1869-1871. But as the hot springs required more and more personal attention, Curtiss gave up his dual residency in order to scrounge for funds and develop his pet project. Though the facilities in May 1870 were miserable, patrons began arriving for "the cure" at the hot springs which had various names such as "White Sulphur Springs."

Wilbur Curtiss was known as a gracious host, ready to accommodate visitors up to the limits of his primitive housing. In early 1871, it was reported that the resort was more popular every day. "The patrons pronounce the waters as efficacious and the landlord, Mr. Curtiss, as the prince of Bonifaces." From time to time letters or



The Hot Springs Hotel had six bedrooms on the top floor. The parlor was on the middle level and the dining room was on the first floor. When Mrs. Leland Stanford and her niece stayed at the hotel in the winter of 1895, the traditional story is that she occupied the right front corner bedroom. Santa Barbara Historical Society

accounts appeared in the local press citing specific miracle cures. Mrs. Robert B. Fordham, wife of a San Francisco grocer, came to the springs in 1872 after having been unable to walk for three years. After five months of daily immersions, her rheumatism was subdued and she was able to ride back and forth regularly from her hotel. She returned to San Francisco and four years later, she was running the business. On the other hand, Dr. Samuel B. Brinkerhoff, an early Santa Barbara physician, was a little more cautious when he agreed that the springs had helped some people in a short time but were not a panacea.

As previously reported, the fire of October 1, 1871, sweeping along the foothills, devoured Curtiss' pitiful buildings as a tremendous gale pushed the blaze up Hot Springs Canyon. With the combined efforts of Messrs. Bond, Curtiss and others, invalids at the Hot Springs were carried away from danger.

The year after the fire, a correspondent of the *San Francisco Bulletin* wrote that Curtiss had managed to erect a small shed over a hole in the rocks which accommodated only four bathers. Another shed covering a different hot spring answered for a vapor bath. Still patrons appeared regularly, toiling up the rough road to partake in the curative waters. One man said that the waters had "such a sulphurous taste and odor that as we quietly muse and dream, horrible representations of his satanic majesty start out here and there on the rocky sides of the mountains."

The news of the inadequate facilities became widespread as a letter to the *New York Times* said, "Accommodations are so meager, being only a few redwood shanties scantily furnished, that few care to remain here for any considerable time." Curtiss was caught in a squeeze. Without proper lodgings, he could not draw a sufficient number of guests to stay the two or three weeks considered necessary for effective treatment. And without enough paying guests, he could not finance the necessary buildings.

One of the problems was the road. In the summer, it was dusty and, after winter rains, it was usually washed out. Back in April 1873, Judge T.W. Freelon sought a city franchise for a mulecar line on State Street with an extension to the hot springs in Montecito. After the usual number of delays, the line was built and the first mulecar moved up State Street late in the afternoon of August 18, 1875. During that year, banker Mortimer Cook erected his office building at the southeast corner of State and Carrillo Streets with a clock in the tower. The mulecars carried passengers from the wharf to the Arlington Hotel, then under construction, in a matter of 15 minutes. Designed by Peter Barber, the "new uptown" hotel was opened by the following February and, though there was a revival of interest in the mulecar line to Montecito at that time, it never materialized.

Some months previously, however, a long avenue was proposed from the mouth of Hot Springs Canyon straight down to the ocean and the right-of-way was secured. To be lined with trees, it was to be a splendid road connecting with the beach drive at low tide. Meanwhile, the patrons could board a "good four-horse stage" at Wells Fargo & Company's office in the Tebbetts Building, State and Haley, any morning for the six-mile ride to the Santa Barbara Hot Springs.

In 1875, some improvements had been made and more were contemplated. Curtiss, getting on in years, was credited with "more energy than capital, yet he has done wonders in the way of overcoming obstacles that would prostrate a younger man." The place was "clean and tidy in every respect."

Reverend A. Meharry of Cincinnati, staying at the hot springs with his family for a few weeks, observed "the marked effect of curative waters upon invalids, especially rheumatics. Very many, when they go, leave their crutches behind them." Certainly Curtiss was making every effort to please his guests; a billiard table graced the new building but it proved unremunerative and so it was returned at a considerable loss to Curtiss.

Someone suggested a bar, but the reverend said, "Curtiss would never keep a bar to destroy men." On the other hand, Meharry graciously responded to Curtiss' request for Sunday services. An organ was brought into the parlor, there was much singing and, with the family and boarders, there was quite a congregation on March 28, 1875. Mrs. Silas Bond sent two bouquets for this initial service. Services were held again the following Sunday.

From the springs (elevation 1,450 feet), a fine view of Montecito Valley was available and for those, overcome with excess energy, a climb to Lookout Peak or the even higher Point Arthur (elevation 2,700 feet), yielded more commanding views.

Wilbur Curtiss always had money problems. Back in 1864, working through his longtime associate, Dixie W. Thompson, a well-known rancher and hotel manager, Curtiss borrowed a few hundred dollars from Charles E. Huse, a Santa Barbara attorney. This was paid off five years later. To finance the buildings at the hot springs, Curtiss had no choice but to borrow, but then he faced problems making his payments. In June 1870, Curtiss secured a loan of \$19,000 from Francis P.F. Temple, a Los Angeles banker. The various debts were consolidated so, when the mortgage was transferred to Milton S. Latham of the London and San Francisco Bank in December 1875, the obligations had soared to \$50,000.

Curtiss had gone east in June 1876 to take in the Centennial Exposition and to secure funds to transform his property into "the most attractive resort in California." During his absence, the hot springs had been managed



The Hot Springs Hotel with the bathhouses (upper left) and the pigsty (below). The Eli Kimberly family graces the top deck while on the middle level are Mrs. Pry (seated) and Mr. and Mrs. Harriman.

Ralph Romero Collection



Although the Santa Barbara Hot Springs was never a successful resort, it did attract a flow (albeit sometimes erratic) of visitors. It passed into private hands in 1910 and four years later the Hot Springs Club was formed. An enlarged bathhouse was built (lower left), and shingles were added to the former hotel to alter its appearance; awnings were installed on the new porches. The fire of October 1921 destroyed these facilities and a new clubhouse was built.

Santa Barbara Historical Society

by D.S. Pierson, who reduced the price of meals in an effort to boost patronage. In spite of his agreeable and courteous manner, he could not gather enough funds in the till to enable Curtiss to meet the interest requirements. Shortly after Curtiss returned to Montecito in November, interest was in default.

The Santa Barbara Hot Springs was sold by the sher-

iff on February 28, 1877, to Milton S. Latham for \$18,000 with the usual right of redemption.

During the six-month redemption period, Curtiss was scurrying around San Francisco trying to get funds to hold onto his property, all to no avail. That fall he was back at the hot springs, managing the property for the new owner.

A tourist described a trip to the hot springs in December 1877 which he approached from Hot Springs Avenue and returned via what became San Ysidro Road. Here he found "Mr. Curtiss is in his own person living excellence of the water and climate." Curtiss, "spry as a boy," showed him the springs, 22 in number, coming out of a solid ledge of rock in two canyons about 600 feet apart. Temperatures at the different springs ranged from 60° to 122°. At that time there was "a large plunge," a shower bath and three tub bathhouses. In all, 40 people could be accommodated.

A few months later, Curtiss vanished from his old haunts and returned to San Francisco. The next heard from him was in July 1878 when he wrote that he was "interested" in the Cataract and Wide West Hydraulic Mining Co. at Murphys in Calaveras County.

Ruth A. Curtiss of Hudson, New York, owned parcels adjoining the hot springs and after she died in 1881, Wilbur Curtiss administered his sister's estate. With that news, he faded into oblivion.

New Ownership of the Hot Springs

During the fall of 1877, some parties contemplated prospecting for oil near Lookout (House) Peak using the tunnel dug in search of coal during the winter of 1875 at which time a company was formed. However, when advised that they were trespassing on private

property, the group abandoned the search before finding either coal or oil.

Other problems included hungry mountain lions which decimated the hotel's goat flock from 200 to less than 20 in one year. And there were brush fires in nearby mountains, always a threat to Montecito and the hot springs hotel. Even more troublesome were the riparian owners living along Hot Springs Creek and its continuation, Montecito Creek. Not only did these people want a good share of the water, they also objected to people bathing in waters designated for domestic purposes.

In the ensuing nine years after Curtiss' departure, the Santa Barbara Hot Springs ownership passed from one trustee to another with a series of different managers. One was Charley Schultz who lasted only a brief period allegedly because his table was so awful that it was "indescribable." He was followed by J.V. Hart, a Santa Barbara clothing merchant, who began his tenure in June 1878 by lowering the tariff for room and board. Two years later, after a second reduction, room and meals cost \$1.50 to \$2.00 per day or \$7 to \$10 per week, including the use of the baths. The stage fare from Santa Barbara was one dollar and, for those disliking stage travel, sulphur water could be delivered to their homes at 25 cents a gallon.

Two hotel registers of the Santa Barbara Hot Springs Hotel for the 1880s and 1890s have somehow survived. In the first of the two books extant, the initial guest



Elaborate systems were developed for capturing the waters of the several hot springs. One man is filling his bucket with medicinal waters under the observation of his companion.

signed in August 1, 1882, and, on the top of the page bearing his neatly printed name, Hart penned "Good Times Now." That month, when Hart welcomed 64 guests, was good but for the rest of the year monthly registrations never exceeded 28 names. Seiders and Lewis, taking over at the beginning of 1883, counted only 46 guests in August 1883 and, after 18 months, were ready to let McPhail and Gillpatrick try their hands. In August 1884, 95 signatures appeared in the register, not including some fictitious names crossed out. One was "Grover Cleaveland, President . . . that got left," obviously the comment of a Blaine supporter. After Cleveland's election that fall, a penciled addendum read: "Caught up again Nov. 4th."

Two days later, apparently seeking to continue the whimsy of the mythical registration, A.P. Hayne, Jr., of Montecito gave "North Pole" as his home address.

A new name, A.S. Leland, joined the list of proprietors in May 1885 to last for about one year.

On March 4, 1886, Edwin H. Sawyer bought the hot springs and the adjoining property (319½ acres) formerly held by Ruth Curtiss to begin almost 30 years' retention of this white elephant he hoped to sell.

Edwin Holbrook Sawyer (1862-1938) arrived in Santa Barbara in May 1882 from Easthampton, Massachusetts. With him was his mother, Flora H. Sawyer and his brother who had been interested in promising mines at Daly (Lake Valley), New Mexico. After living at the Arlington Hotel for two years, E.H. Sawyer bought three parcels at the upper end of Hot Springs Avenue from Silas Bond in December 1884 and August 1885 where he resided for many years amid Bond's well-developed orchard.

Sawyer and his wife, the former Nathalie Anderson, were active in community affairs. One of his contributions was the opening and maintaining of the eastern extension of what is now Cabrillo Boulevard, not an easy task as the route around Booth's Point was subject to flooding. This road, shown on older maps as "Sawyer Avenue," had dust problems in dry months so Sawyer, at his own expense, arranged to have a water wagon sprinkle the road.

Fully cognizant of the problems of operating the hot springs as a limited commercial venture, he realized that his best chances were to sell the property to a group financially able to build a large resort hotel. With the real estate boom generated by the approaching railroad, Edwin Sawyer was happy to reap the benefits and sold the property to William H. Martin of the International Land Co. of San Francisco for \$100,000. Included in the sale was the Sawyer home but the transaction was contingent on Martin's success in raising the necessary funds. For this purpose, he proposed to form the Santa Barbara Hotel and Land Co. and opened

subscription books at Cooper & Dreyfus, a local real estate firm.

The hotel company was incorporated in August 1887 with a capitalization of \$300,000. Perhaps Martin should have solicited investors elsewhere as local moneyed men, knowing of the problems of the resort, declined to commit their hard-earned funds, and the dreams of a 600-room hotel with a cable-car link to the hot springs vanished.

Again Sawyer had the hot springs back on his hands. For 18 months the resort had been closed but it was reopened by Dr. Heber Roberts, a recent arrival from Illinois, on January 10, 1888. At that time, the recognized hotels in Santa Barbara were the Arlington, San Marcos, Morris House, Western, Commercial and the Hot Springs. Before reopening the hot springs, considerable money had been spent on improvements. There was a new bathhouse, the main building had been redecorated and a grand piano now graced the parlor. The perennial problem, the miserable road, had been alleviated by an expenditure of \$2,000, but this would last only until the next heavy rain.

People came from far and wide to partake of the curative waters in the winter of 1888, now that the railroad was serving Santa Barbara. Clinton B. Hale of Chicago and C.W. Whitelaw of St. Louis stayed at the hotel and subsequently became prominent citizens of Santa Barbara. Another guest registered from South Africa.

Dr. Roberts' tenure lasted but a few months before closing; in May 1888, Mrs. Jennie A. Kimberly, formerly proprietor of the White House (lodgings) reopened the resort. Although she received rave reviews for her culinary skills, the light patronage was discouraging and she shut down. Local people, while not willing to support the place with continued patronage, were the first to criticize when the place was closed.

And so the pattern of opening, closing, then reopening and so on was a burden from which the hot springs could not escape.

The next year (1889) began with a large picnic and was followed by increased hotel registrations. Two years later, Santa Barbara was honored by royalty when King Kalakaua of Hawaii arrived for a few days. A day's trip to Montecito with a bountiful lunch at the hot springs was scheduled for January 6, 1891, but, unfortunately, the king became ill the night before and was confined to his room at the Arlington that day. The king left the next morning so a number of Santa Barbara people enjoyed an elaborate meal without him. (The king, suffering from Bright's disease, died in San Francisco two weeks later.)

E.H. Sawyer was confronted with intruders, principally picnickers, who enjoyed the premises, spent no money and left scattered litter. But the spectacular and

frightening intrusion came on February 17 of the same year after a period of heavy rains. (Almost eight inches fell that February.) Suddenly that afternoon, a huge boulder rolled down the hillside to demolish three sides of a bathhouse but left the fourth side intact, not even disturbing the wall mirror. The scary thing was that the children of Rev. P.S. Thacher had left the room only moments before.

Frank Stoddard had his turn as manager in July 1891. With a triweekly stage departing from the IXL Stables, people were encouraged to visit the hot springs, enjoying a noon dinner and have time for a 25-cent hot bath before the stage returned to Santa Barbara.

That fall, the "white elephant" was returned to Sawyer and he resolved the problem by closing the hotel but keeping the hot baths available for visitors.

Still, the hot springs continued to draw patrons; a typical party of young people rode out one afternoon for a picnic supper and returned by moonlight. Too often people enjoyed the grounds and left little coin behind; in the winter of 1892, the average receipt per visitor was just two cents. Thereafter an admission charge of 25 cents was imposed to be refunded to those paying for a hot bath.

About this time some "young strangers with sporting proclivities" rode out to the hot springs after being assured that there was no danger of meeting road agents. As might be expected, two masked men stepped out from behind the trees with cocked revolvers and relieved the young sports of their valuables. What actually happened was that two local men rode out ahead and decided to scare the boys!

In December 1893, when business prospects seemed brighter, Mrs. Jennie Kimberly returned to reopen the hotel. A telephone line was installed; "Ask Central of No. 30," patrons were advised. More activity came with the new year. Dr. C.C. Park, J.W. Gillespie and other gentlemen and some ladies rode to the hot springs for supper. A dance in the parlor followed, then there were games and the party returned home by moonlight. More gatherings followed.

A few weeks later, a crowd of some 30 people converged on the resort as the former residents of Appleton City, Missouri, now living in Santa Barbara, held a reunion.

In the winter of 1895, Mrs. Leland Stanford, recently a widow, and her niece came to Santa Barbara in a private railroad car. After a few days at the Arlington, she inspected the Santa Barbara Hot Springs and returned to spend a week or so at the resort. Herbert C. Nash, her former husband's secretary, spent the winter at the hot springs.

At the end of 1895, there were expectations that a grand hotel would soon be erected but, like a similar

project rumored a few weeks earlier for Cold Springs Canyon, nothing materialized.

The hot springs offered other uses beyond medicinal purposes. At one time, the hot water warmed a chicken incubator. Shortly after Richard Nye became proprietor in 1898, he offered a laundry service as well as Delmonico luncheons. Patrons telephoning Montecito No. 2 could arrange for the Hot Springs Model Laundry wagon to pick up their clothes for washing. (E.H. Sawyer held telephone No. 1.)

This resort's business moved in cycles; Richard Nye left on a downturn and later became manager of the Country Club.

The hotel, closed again, was reopened in May 1901 with C.M. Willis as manager which was a prelude to the operation of Walter D. Steele and Edward McCune whose lease began a few weeks later. It was their intention to make the place the leading resort of its kind in Southern California. People responded in good numbers on Sundays; even today some recall hearing of the pleasure of the tasty meals.

When one arrived at the hot springs in 1901, the greeting under this regime was colorful, according to one description:

At every turn of the road, and there are many, there is a change of scene and before the traveler is aware of it he drives up to a little stable and a voice hails him from the far distant heights where can be discerned a hotel of no mean proportion perched on a crag, as it were, and commanding the canyon and the winding trail down into Montecito Valley.

Prospective buyers of the resort began to surface. In 1902, Sawyer gave an option to a possible purchaser; the next year it was reported that a Pennsylvania oil millionaire had bought the property. Actually, nothing happened in either case but the popularity of the resort was encouraging. On Washington's Birthday in 1904, 52 people converged on the hotel. A winter guest from the Potter entertained 15 of her friends at lunch. Sebastian Larco, of the fishing family of Santa Barbara, was another luncheon host. The next month, 15 people rode out from town for an elaborate supper. There was also a surprise at dinner when two of the guests announced their engagement. One of the group turned out to be a minister from San Francisco who soon performed the marriage ceremony.

Commencing in October 1904 when it was reported that the construction of a hotel and sanitarium was about to begin, there were many developments. The construction report was premature but Dr. K.C.S. Sanders did purchase La Parra Grande from Albert and Angie Magee. The Sanders family, recently from England, moved into the former Magee home from which the Magees, fully expecting \$37,000 from the sale, departed for an extended trip in Europe.

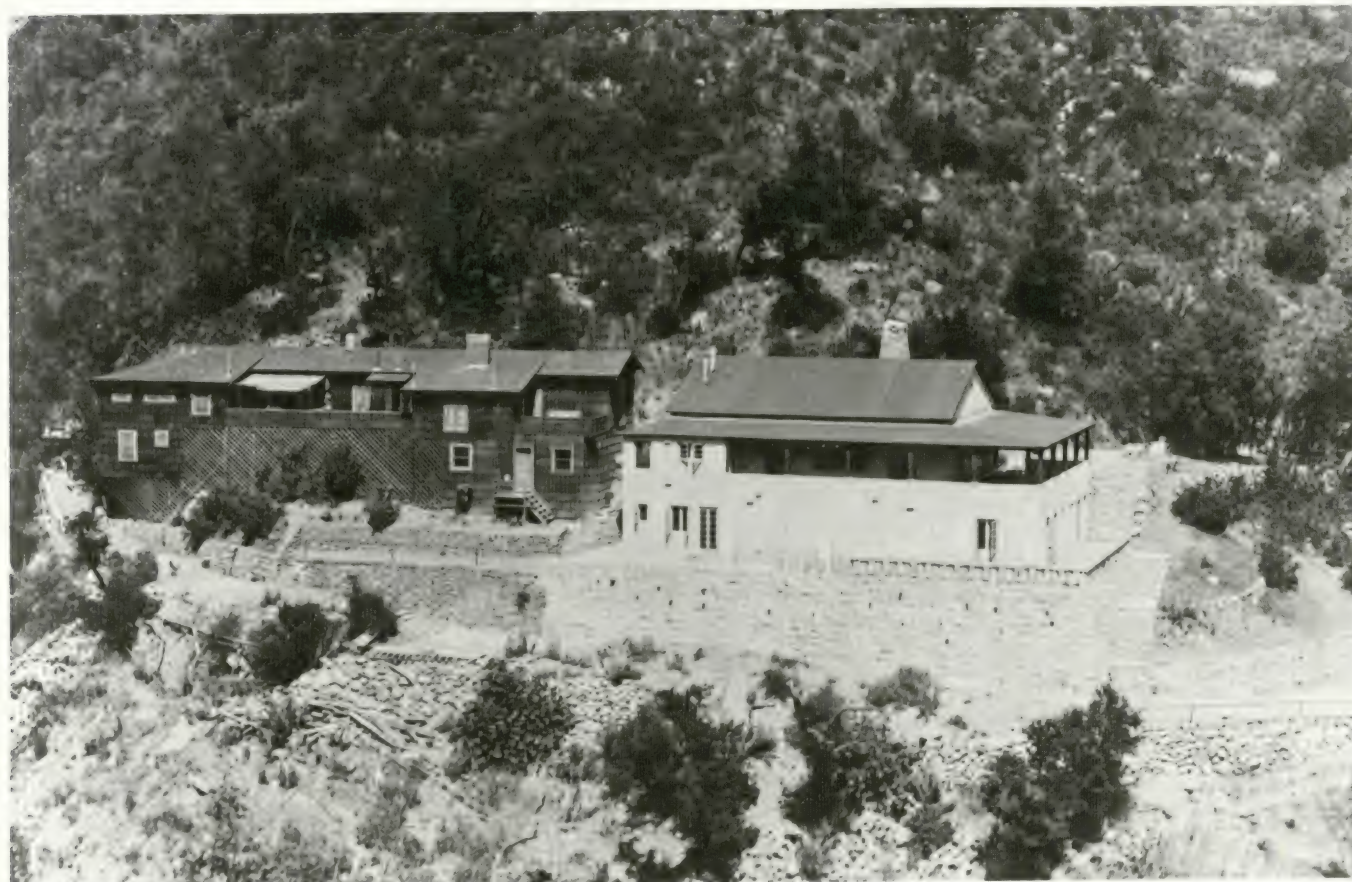
In January 1905, The Montecito Hot Springs Co. was incorporated for \$200,000 to acquire La Parra Grande, the adjoining Packard and Hart property and the hot springs. Besides Sanders, the board of directors included lawyers Jarrett T. Richards and George H. Gould, Dr. H.L. Deimel of San Francisco, Santa Barbara Mayor George S. Edwards, and D.M. Linnard, manager of the Hotel Maryland of Pasadena (and future manager of the Potter). It was planned to remodel the Magee house, add bungalows but defer building the sanitarium.

Bids were requested in June 1905 for a new road to the hot springs as recently surveyed by F.F. Flournoy. It was to connect with the road that Sawyer had graded two years earlier. The old road, described as "somewhat steep and dangerous," was to be replaced by another with easy curves, an average grade of 7% but with no grade in excess of 10%. Certainly the improved route with grades up to 10% bespeaks of the terrors of the existing road!

An expansion of plans brought a new team of players who incorporated La Parra Grande Hot Springs Co. on July 31, 1905, to replace the previous corporation. Only Richards and Sanders of the old team remained; the new names were Hugh F.R. Vail, Joel R. Fithian, David S. Cook, Jr., W.R. Edwardes, all of Santa Barbara, plus W.E. Zanders, manager of the St. Nicholas Hotel in San Francisco who had agreed to take charge of this new venture.

With enlarged ideas, the new group proposed a 250-room hotel on the former Magee lands, a road with an easier grade to the hot springs (not to exceed 7%) and an electric trolley initially linking the hot springs with the projected new tavern and later going all the way to the hotel. Mrs. C.J. Bragg of San Francisco had been engaged to manage the tavern. With all these projects, the capitalization of the new company was boosted to \$500,000.

In August, the new company spent several thousand dollars renovating the bathhouses. There was more talk



Rebuilt after the 1921 fire, the Hot Springs Club provided for the comfort and convenience of its members. The wood structure contained a number of suites, each consisting of a bedroom and bathroom with a hot tub. The hot tubs were of various sizes; one tub, measuring about 10 by 12 feet, was furnished with several outlets enabling the occupants to select water from various springs with different water temperature and mineral content.

The main lodge (right) included a kitchen, dining room and a lounge with a huge walk-in fireplace. The main access road was below the lodge.

Hunter Collection



The third conflagration to burn the hot springs building was the Coyote Fire of 1964. Twenty years later, a few remnants of the stone foundations and three palm trees were the only indications of the club. P. de Beixedon Photo

of improvements and work on the tavern was imminent. But nothing happened. As 1906 began, Zanders was still at his job in San Francisco but he did admit that the necessary funds for construction had not been raised. As before, La Parra Grande cottages were rented, this time to Louis F. Swift of Chicago on a six-month lease. However, it was claimed that famed architect Bertram Goodhue had prepared plans for the hotel and that physical work would start in May 1906.

The only tangible action around the hot springs in March came when D.C. Williams' chauffeur took a 1906 White steamer with a full load up the wretched road to the bathhouses, duplicating the run made by H.T. Kendall the previous summer. The publicized Williams trip created a challenge and in the next few days the canyon was choked with dust as others made the same run until a spring rain washed out the road. Perhaps this was an omen of things to come for soon the entire project was washed out, not by rain but by the San Francisco quake and fire of April 1906, because prospective investors diverted their funds to rebuild that city.

Almost two years went by with no news. The condition of the road grew worse and isolation set in. Finally, W.B. Cobb, the caretaker, resigned as he could not put up with the loneliness.

The Hot Springs Club

The investors, having lost interest, wanted to sell their properties and salvage what they could. For many months during 1908-1909, the four parcels of La Parra Grande Hot Springs Co. (Hot Springs, Magee, Packard and Hart lands) were offered for sale as a whole or in part by Edwin H. Sawyer. There were no takers until May 31, 1910, when W.H. Bartlett and S.P. Calef, neighbors on Middle Road, bought the Hot Springs unit of nearly 480 acres.

Four years of inactivity followed until Calef sold a quarter interest in the hot springs acreage to Frederick W. Leadbetter in April 1914. Two weeks later, the Hot Springs Club was organized at a meeting in the home of John E. Beale and incorporation papers were filed as of April 24, 1914, stating that the club was formed "for the enjoyment of the waters of said springs, and not for pecuniary profit." The club had no capital stock but, with contributions from members, it secured a quarter interest in the title and obtained a 20-year lease of the property.

The constitution of the Hot Springs Club was very restrictive; initially there were to be only 15 members with each contributing \$2,000. A provision permitted five additional members but the tab was upped to

\$5,000. No guest cards were to be issued and any guests had to be accompanied by a member.

John Beale was the first president, Bartlett was treasurer and Leadbetter was secretary. Besides these men, the other directors were Clinton B. Hale and Mrs. J.H. (Lora J.) Moore and all were to hold their positions for 20 years. Other club members were Mrs. Beale, W.M. Graham, S.P. Calef, Joel R. Fithian, F.F. Peabody and John Spoor. Wives of members had full privileges. Four other unidentified individuals had been invited to join.

Each member had his or her own room with a fireplace but each person was responsible for the individual furnishings. There was a little difficulty with the caretaker, F.W. Meyer, who contended that, according to a verbal agreement, he had several months' residence remaining but this was adjusted. With the rehabilitation of the club completed, the members of the Hot Springs Club—probably the most exclusive in the area—enjoyed hot baths and small luncheons for several decades.

The Parra Grande property remained available until May 1916, when Eben Marsh of the famed Boston mercantile firm bought it. Unfortunately, he died soon thereafter and his estate sold this parcel. About this time it was decided to wind up and dissolve La Parra Grande Hot Springs Co. but not all the stockholders agreed. Accordingly, an application for dissolution was filed in the Superior Court by the majority of stockholders in January 1917 and on April 10, 1917, Judge S.E. Crow so ordered, naming banker James M. Warren the receiver. A year later all of the company's affairs had been settled and, in July 1919, Nellie M.

Potter, wife of the hotel man, acquired the Magee property.

The quiet of the Hot Springs Club was abruptly shattered late one night in October 1921 when a fire broke out in a small nearby canyon. From pool halls and saloons, men were drafted to fight the fire which was endangering Montecito. Concentrated efforts to save the Hot Springs Club by back-firing on the east side of the canyon were successful, though a water tank was lost and the flames came within five feet of the buildings. All this good work during the day of October 20, 1921, came to naught at dusk when a wall of flames plunged down the opposite (west) side of the canyon and destroyed everything at the club. New structures rose in place of those lost and the members continued to enjoy the hot springs.

Time took its toll as one by one members faded away eventually leaving the idle club in the hands of a solitary caretaker. Between May 1958 and October 1962, Kenneth Hunter, Sr., traced the heirs of the deceased members—not an easy task—and acquired the property with Larry McCaslin. Hunter took pains to repair the buildings and enjoyed sharing the springs with his friends until the Coyote fire of October 1964 devastated everything for the third time. Some weeks later, Hunter inspected the foundations and chimneys—the only work of man extant—trying to decide what to do. Just moments after he had moved away from an old stone wall, it tumbled. Luckily no one was standing there but, for safety reasons, there was no alternative but to bulldoze the hazardous masonry. In May 1986, Kenneth Hunter, Jr., sold his interest to McCaslin Properties.



This pastoral scene still prevailed in Montecito as the present century began. From School House Road, Hot Springs Avenue, dusty in the summer and muddy in the winter, dips down to Cota (Pepper) Lane before reaching East Valley Road and Mt. Carmel Church. Montecito Peak is in the background.

Santa Barbara Historical Society

4

Spanishtown and Romero Hill

The earliest residents of Montecito of European origin were Spanish families who settled in the most desirable locations in the valley. After the father of the family had been mustered out of military service at the Presidio, as part payment for his time as a soldier, he received a small parcel of land, in some cases as early as the 1780s. One group nestled in a cozy nook along Montecito Creek with its dependable water supply and this settlement, known as Spanishtown, extended along the present East Valley Road around Parra Grande Lane.*

By 1856, the Franciscan Fathers of the Santa Barbara Mission considered the ecclesiastical needs of Montecito people. A Father came from the mission on July 16, 1856, to celebrate mass on a meadow and also to announce that a chapel would be erected on that spot which is the same general location as today's Mount Carmel Church. The populace responded favorably and held a festival that afternoon to commemorate the good news.

True to his word, things did begin to happen. In a religious ceremony, the cornerstone of the church of Our Lady of Mount Carmel was laid on Sunday, February 28, 1857. The most Reverend Thaddeus Amat, Bishop of Monterey, officiated with the assistance of Rev. Padres Sorentini and Serrano. Some 200 people were present to hear "a most impressive and edifying discourse" delivered by the bishop.

The adobe chapel took form on a four-acre parcel donated by Victor and Maria Dominguez Juarez. The site, enlarged to 15 acres, was deeded to Rev. Amat in 1859 and included a cemetery which was abandoned

many years ago. (Another cemetery, along East Valley Road, just east of Romero Canyon Creek, had its first burial in August 1881. A five-acre grass fire on November 13, 1915, swept through the small cemetery, consuming the wood headboards for a second time, and the stone markers were subsequently removed.)

To the outsider, Montecito had few attractions in the early days. The extensive grapevine, on the north edge of Spanishtown just east of Parra Grande Lane, drew visitors as did the celebrated Hot Springs about two miles away. Aside from a fire or a brush with the law, the life and times of this community were seldom reported. The men worked at neighboring ranches while the women were busy at home raising children. However, the major parties attracted considerable notice.

Ever since the chapel was built in 1857 and Nuestra Señora del Carmen had become the patron saint of Montecito, a special holiday was set aside—usually July 16 or a weekend near that day—to honor the patron saint. In olden times, matters of importance, such as marriages or duels, were scheduled for that day. Bull and cockfights also took place as part of the celebration and events in a man's life were dated as before or after the fiesta. Usually the celebration began on a Saturday evening and continued until early Monday morning, pausing just long enough for the Sunday mass.

Festivities centered around the big grapevine until it was cut down in 1875. In 1882, dancers and the band convened at the home of Leandro Juarez and other places as well. Don Jose Lorenzana's adobe dance hall up the road was a popular place but this ended after the 1886 festival as he sold the hall. The next year, the events were divided between Zacarias Romero's hall, opposite the schoolhouse on Romero Hill and the Valenzuela place not far from the grapevine site.

* At one time, Parra Grande Lane ran along the west side of the creek for some 800 feet before crossing to the present route.



For 1897, plans were made to incorporate two celebrations, July 4 and July 16. In Spanishtown, a dance pavilion, close by Alameda Hall, was assembled. The Romeros' Mira Monte Hall was part of the celebration and fine "Spanish dinners" were available at the residence of Feliciano Dominguez and other places. That year Spanishtown was decorated with flags, flowers and colorful bunting. Two years later, dances were held at three places because of the larger crowd. One place was decorated with hundreds of huge paper butterflies. Even when the musicians took a well-earned rest, dancing continued as a fine baritone sang traditional songs.

While hundreds of people gathered for the dances, it was the Spanish dinners that brought Californians and others from miles around. One Christian Endeavor





In 1919, Bertram Goodhue, the famed architect who designed the final clubhouse of the Santa Barbara Country Club, was a part-time resident of Montecito and gratuitously drew plans for a new Mt. Carmel Church. In keeping with his reputation for designing large cathedrals, Goodhue envisioned an eminent structure, far in excess of the ability of the local community to raise funds for its construction.

Cliff Smith Collection

group, visiting Santa Barbara briefly in 1897, attended as they were "anxious to see religion in all its phases," but their opinions remained discreetly private.

While festivals honored Independence Days of both the United States and Mexico, there was no need to confine dances to holidays. When Salvadore Olivas opened his Montecito Saloon in the summer of 1900, he gave a dance Saturday night and Sunday afternoon and evening to draw a crowd. Ladies were admitted free but

men had to pay 25 cents for entry. So successful was this dance that his wife Ramona took charge of a similar dance at Alameda Hall several weeks later. A Spanish dinner was served both nights.

In the spring of 1902, Ruiz and Romero secured a liquor license for their trade at the Casa Blanca in Montecito. Saloons appeared to be an easy road to riches and a number of applications for licenses were made. Mariano Romero had a little problem when pre-

Opposite page, top: The second Mt. Carmel Church (seen in the photo on page 42) was a frame structure built in 1898. Two years later, this scene was filmed at the conclusion of Christmas services. The buggies are waiting to take the more affluent people to their homes. Everyone, including little boys, was wearing a hat.

Ralph Romero Collection

Opposite page, bottom: From 1898 to 1905 Mt. Carmel was served by visiting priests. On many Sundays, Juan Romero went to Santa Barbara in his buggy to pick up a local priest to offer mass in Montecito. In this interior view of the church, Juan Romero sits on the right of the unidentified visiting priest.

Ralph Romero

In 1936, through the generosity of the three Cudahy sisters, the present Mt. Carmel Church, right, was built. The dramatic photograph is the work of Karl Obert of Santa Barbara.

Santa Barbara Historical Society



senting his petition to the Board of Supervisors seeking a permit. The Anti-Saloon League appeared in opposition; more important was the fact that some names were incorrect and others were not registered voters. Undaunted, he said that he would try again.

Most unusual was the formal incorporation of the Del Monte Club in April 1907. Three Romeros were among the incorporators of the club which was to engage "in all legitimate sports and pastimes" — whatever that meant in Spanishtown. John P. Ayala was the manager of the club.

For those untroubled with potential brushes with the law, there was no need to secure a liquor license as one could operate as a "blind pig." These institutions flourished in Montecito both before and during Prohibition. At times, their mischief was ignored. These dives did a rushing business on Sundays in defiance of Sunday-closing laws. One entrepreneur regularly loaded his wagon with bottled goods and headed for Montecito

and, in a most obliging manner, was happy to stop for pedestrians along the way desiring to make a purchase.

There were three Sanchez sisters in Montecito, all of whom were married around 1868-1872 when they were quite young. Viviana Romero ran the small grocery store opposite the end of Parra Grande Lane. (This building, along with the former Alameda Saloon to the west, still stands.) Her sister, Guadalupe Cota, operated the Weeping Willow Inn across the street. Primarily a restaurant, her famous cuisine drew patrons from far and wide but she also operated a regular boarding house during World War I. Some of her patrons were obstreperous; the sheriff was summoned when a pair of twins were roughhousing in her cafe, but Mrs. Cota declined to press charges.

The Weeping Willow Inn, together with the tree, has long been gone and the building simply deteriorated after Mrs. Cota died in 1933. However, the location can be identified by the carving of the name in stone steps visible from the road.

Some time, probably just prior to the end of the 1800s, the community endeavored to improve its lot by establishing a cooperative grocery. The existence of "La Corporación" was short, unfortunately, because a clerk, tired of working for wages, absconded with the funds of the grocery and that led to the demise of the noble enterprise.

Away back in 1853, California newspapers alerted readers of the exploits and sightings of Joaquin Murieta, a bandit whose gang spread terror in the Gold Country. So eager were editors to report Joaquin's every move that Murieta was sighted almost everywhere in California, sometimes in widely separated places on the same day. In Spanishtown, there is an old weather-stained wood structure which, according to legend, provided peaceful shelter for the bandit one night. *¿Quien sabe?* Long after Murieta's death, the county erected a small adobe jail between the road and the creek to incarcerate Saturday night drunks and other offenders. Across the street was Nicolas Romero's shop where he painted buggies and wagons when not painting pictures. A Chinese laundry and several dance halls contributed to the local economy. Small boys could earn a dollar watching horses of prostitutes who rode out from town to extend their trade. Northwest of the settlement was the Pajaso Dance Hall, converted from a barn; above it on the crest of the hill was an adobe castle.

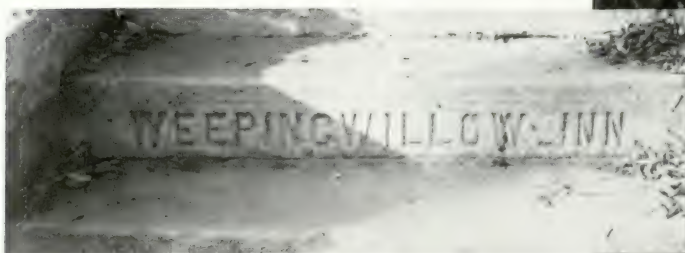
The January 1914 flood devastated Spanishtown, obliterating the jail, print shop and four small houses along the west side of Montecito Creek. Most were never replaced.

Around Montecito are many stone bridges and walls built by stone masons with varied national origins, principally Spanish, Italian and English. (An experi-



Crown Distilleries Co. prepared a special bourbon label for Ayala and Juarez, proprietors of the Montecito Saloon. For those less affluent, a five-cent drink ticket provided one glass of beer.

Romero and Clif Smith Collections



On the north side of East Valley Road and just east of Parra Grande Lane was the location of the famed Weeping Willow Inn. The stone engraving in the front steps is the only reminder of this once-popular restaurant.



enced mason can spot the national origin of the builder.) Queremon Lopez and his son Victor built the Santa Rosa Lane stone bridge over Oak Creek.

The Lopez family settled in San Diego so far back in time that an ancestor, Antonio Lopez, built "Casa Larga," the first Spanish house constructed in Alta California. Another ancestor was a Chumash Indian woman. Besides masonry, Victor Lopez's career included caring for horses and cows at the Deane School and playing a trumpet in a dance orchestra.

Going up Parra Grande Lane, one passed the home of Thomas Compton, superintendent of the Gillespie place until his death in 1917. Across the way, on the east side, was La Parra Grande or Parra Grande Rancho, once the home of the famous grapevine. For many years, La Parra Grande belonged to Albert Magee whose widow sold the property to a group contemplating the construction of La Parra Grande Hotel. The hotel never went beyond the talk stage but some cottages were available for winter visitors. (*See: Hot Springs.*) In 1919, Milo Potter purchased the parcel.

Above the Magee place was the farm operated by Gilbert C. Packard originally from New York. Coming to Santa Barbara in 1870, he managed the Hot Springs Hotel for about a year before settling on his 8½-acre farm. Packard grew a variety of fruits and planted his lemon trees in 1872. That same year he established an apiary and enjoyed good results with the bees except in 1877 and 1879. Early in January 1903, a cow he was milking kicked him and though at first he was unconcerned, internal injuries brought death the next day.

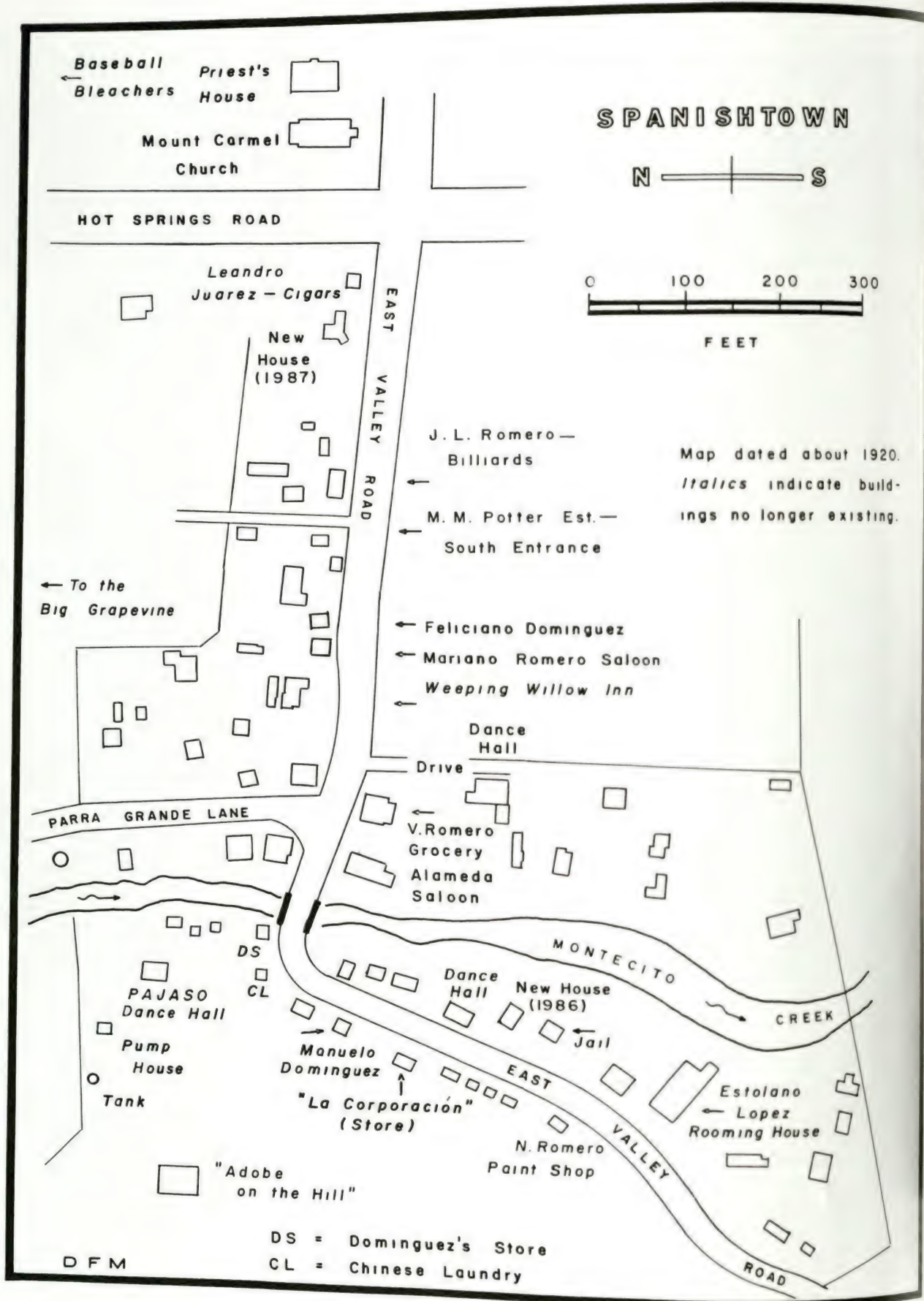
For reasons unrecorded, Mount Carmel chapel and nine acres of land were sold and the chapel became a dwelling so, for many years, there was no Catholic place of worship in Montecito. A small frame church was erected in 1898 not far from the original chapel. It cost all of \$800 and it was a long struggle to raise these funds.

The former adobe chapel came into the ownership of Dr. and Mrs. David A. Conrad who rebuilt the structure and added a second floor. In April 1915, the physician and his family moved from Santa Barbara to their new home in Montecito which they called *Carmelito*. The major alterations caused some muttering among the old parishioners and when the house burned to the ground in the wee hours of October 12, 1920, there were some knowing looks and nodding heads among the spectators.

A year before the fire, Rev. Anthony Serra, pastor from 1911 to 1924, endeavored to raise funds for a new Carmelo Church to be built along the plans gratuitously furnished by Bertram Goodhue, the famed architect of cathedrals and large buildings. It was an impressive structure but nothing materialized. In 1936, through the generosity of the three Cudahy sisters—Clara, Mary and Elizabeth (Mrs. William P. Nelson)—the present church rose in place of the wood edifice. Ross Montgomery, the architect, chose the Pueblo Indian style for the church, which was smaller than the Goodhue plan. Lockwood deForest, Jr., and Stephen Benizik, landscape architects, selected trees and shrubbery native to the Pueblo Indian lands. A chapel, seating 300 people, completed in 1963, doubled the capacity of the church.

Romero Hill

As previously related, all of the Montecito Romeros at the turn of the century were the progeny of Juan Maria and Maria Lugarda Salgado Romero. Among their grandchildren were the three "Romero brothers" who, in exchange for \$71.37, were deeded 71.30 acres of land from the President and Board of Trustees of the Town of Santa Barbara on February 19, 1868. Generally speaking this parcel was located a short distance from the south side of the present East Valley Road



Many of the early settlers lived on Romero Hill, about a mile eastward from Spanishtown. Today it is served by Miramonte Avenue, a short road connecting with Santa Rosa Lane. Although the building has been gone for nearly half a century, Mira Monte Hall, formerly located in front of the large palm tree, has not been forgotten. For years, annual celebrations honoring Montecito's patron saint were held here but in the 1920s the building had other uses. During the week it housed the Montecito Hand Laundry but, on Saturday night, the floor was cleared for dancing. Apolario Romero, local constable for many years and owner of the house in this contemporary picture, sold the house and the hall to his daughter, Dolores Pico.



A short distance east of the former Weeping Willow Inn are these timeworn, neglected gate posts which formed the southern entrance to M.M. Potter's estate. The estate of the former hotel man also had entrances from Parra Grande and Hot Springs Road. The two-story building beyond was Jose L. Romero's place where men met to play billiards and enjoy—as much as possible during Prohibition days—a soft drink.



East Valley Road, designated as California Hwy. 192, passes through Spanishtown. For those destined to Montecito Village and other easterly points and not familiar with the west end of the road, an explanation of the traffic signs is warranted. The "TURN" sign with the appropriate 15-mph restriction, advises of a tight turn to the right just beyond the second house. Immediately after the turn and the Montecito Creek bridge, Parra Grande Lane joins East Valley Road as the second sign indicates.

between Oak Creek and the San Leandro Ranch and, in its configuration of a reversed letter "K," the tract had 10 different dimensions.

The Romero brothers consisted of (A) Polinario, Mariano and, surprisingly, a sister named Guadalupe who was subsequently married to Apolino Dominguez, a son of Nemecio Dominguez of the San Leandro Ranch. Guadalupe's ownership was short-lived as she died less than two years after the receipt of the grant, leaving the property to her sons, Matias and Manuel Dominguez and to Parlemon Robles. In subsequent years there was some litigation, the property was sold to others and divided into smaller units. Gaspar Ortega and Parlemon Robles conveyed their sections to lawyer George H. Gould in 1887.

School House Road was different 60 years ago. It was called Via del Collegio, and its eastern end passed close by the school at San Ysidro Road; the same road continued across Oak Creek terminating at Miramonte Avenue which serves Romero Hill. (The present road configuration west of San Ysidro Road, taking it around the north side of the schoolyard, was established about 1932.)

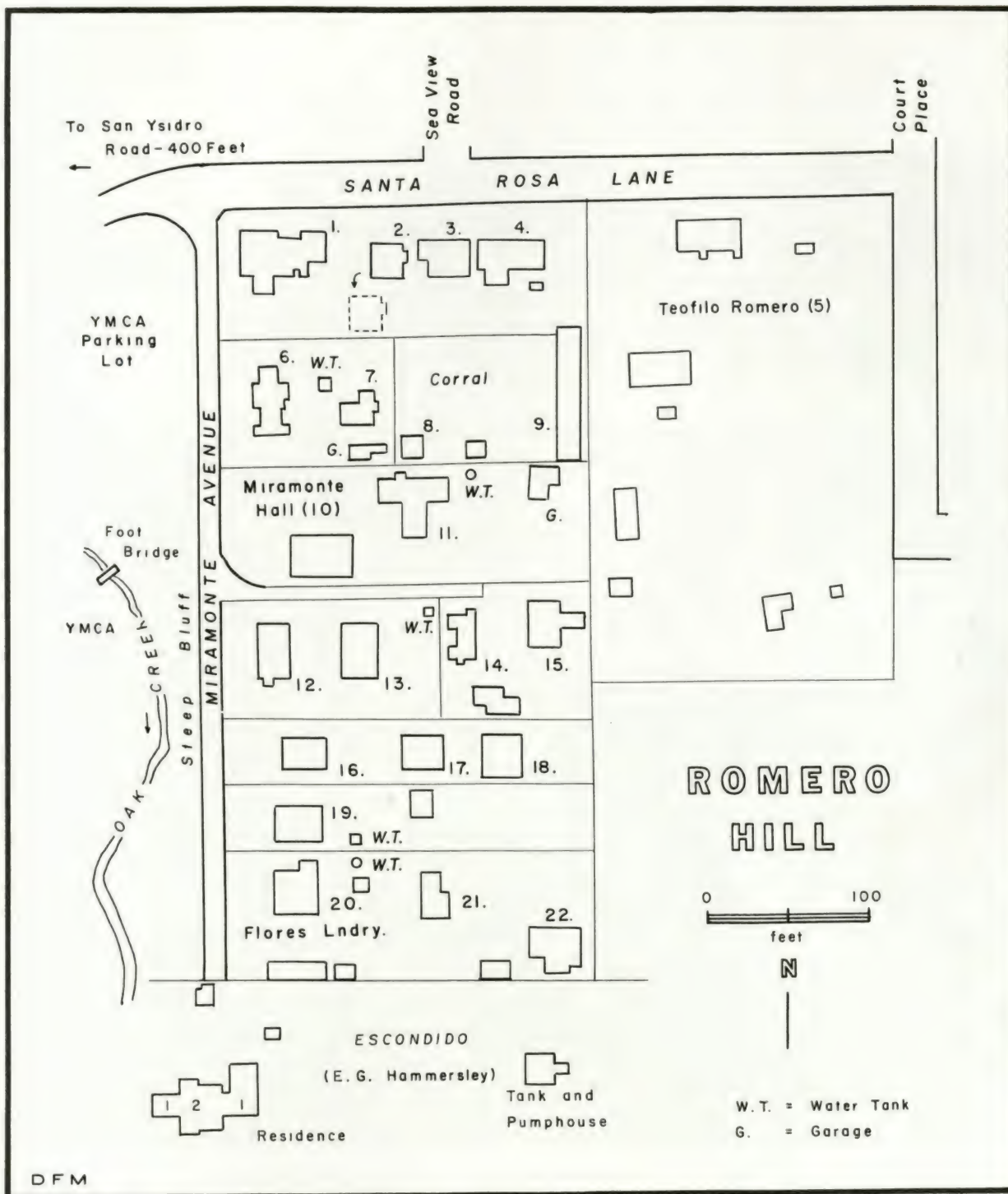
The Romero family continued to occupy some part of the hill; some are there at this writing. They took an active part in the community; Apolinario Romero was the Montecito constable for many years. The Miramonte Hall "opposite school house grove, Montecito," was a popular institution. On July 20, 1901, for example, it was the scene of a dance sponsored by the Romero brothers as part of the 53rd annual celebration of Nuestra Señora del Carmen, the patron saint of Montecito. Through an advertisement in the *Morning Press* the public was invited to participate in the dancing and partake of Spanish dinners. "Good music for the occasion" was promised with first violinist Francisco Lobero, Federico Cota with his guitar and J.A. Carrillo on the trombone. These dances and dinners were repeated on other Mexican holidays.

The same building, demolished about 1943, was used by the Montecito Hand Laundry for many years in the 1920s and 1930s finally closing just before the death of Uncle Pico in March 1938. Dolores (Lola) Pico was the proprietor and is remembered also as "the best cook in the world." About six ladies worked in the laundry using washboards and hanging the wash out to dry. For a few years around 1920, Mrs. Vincenta Juarez operated Las Flores Hand Laundry near the end of the same street.

Times changed with the purchase of a Maytag washing machine with a wringer. On Saturday nights, the five ironing boards were pulled up against the wall, the tables shoved out of the way and the laundry, with a local band, became a dance hall again. Refreshments during Prohibition consisted of a home-brewed beer and liquor supplied by the friendly bootlegger who sometimes ran into obstacles in completing deliveries. The vendor carefully hid the bottles in Oak Creek in the late afternoon before the dance fully planning to retrieve them for sale during the festivities. What he did not know was that his moves were closely observed, not by Federal agents, but by sharp-eyed local boys who helped themselves to the illicit merchandise and sold it to the dancers.

There were no stores on Romero Hill but, with regular vendors, the residents were adequately served. A fish peddler named Marincovich, with a scale in the back of his car, made regular trips to this hill as did two vegetable merchants, one Spanish and the other Chinese. Once a month a representative from Watkins Products made his rounds selling patent medicines and chewing gum. A yard-goods man named Miranda was a frequent caller as was Henry Hummel, a clothing merchant who later managed a shop on State Street.

And, with a warm, local touch, a musical group with guitars, a violin and a mandolin plus pleasant voices serenaded houses the midnight before an occupant's birthday bringing food and wine with them.



Romero Hill homeowners map around 1930. Amado Romero owned four houses: No. 1, demolished. No. 2, moved, then dismantled; Mrs. Robert Myers built present house in same area. Amado's daughter, Nora Bennett, resides in No. 3 (extant). No. 4, demolished. No. 5, property of Teofilo Romero (Amado's brother) bequeathed to his five children and later acquired by Harold Gladwin along with Houses Nos. 10-18. No. 6, Oswaldo Romero, No. 7, dismantled. No. 8, blacksmith shop of Vicente Romero. No. 9, barn and corral owned by Amado Romero; Juan Romero kept his horses here. No. 10, Miramonte Hall, etc., demolished. No. 11, Dolores Pico's house, formerly owned by her father, Apolinario Romero. Nos. 12-13; rental houses owned by Jose del Carmen Romero. No. 14, Joaquin Zacarias Romero. No. 15, Domencio Surian. Nos. 16-18, Mrs. Fred (Helen) Juarez, all demolished. No. 19, Emilio Romero, rented from his father, Jose L. Romero, local pool hall owner. No. 20, Flores Hand Laundry; building altered. No. 21, Francisco "Frank" Juarez. No. 22, Victor Juarez. Victor, Francisco and Fred were sons of Joaquin C. and Vincenta Juarez. (Miramonte Avenue was once called Paisano Lane. Oak Creek, prior to the 1914 storm, was closer to San Ysidro Road.)



William Alston Hayne and his family arrived in Santa Barbara from South Carolina in 1868 and purchased a large tract between the present Hot Springs Road and Picacho Lane. With his sons and hired men, he built an adobe house with clapboard covering. A hall through the center of the house provided ample interior circulation.

As the text on the next page points out, there was a W. W. Haynes and a William Alston Hayne, a situation that could lead to confusion.

F. Bourn Hayne

5

Settlers from the East Coast

Some confusion arises because two men with very similar names resided in Montecito in the same time period. W.W. Haynes arrived from New York three years before W.A. Hayne came from South Carolina; however, both men were involved in local Democratic Party politics. (W.A. Hayne is the subject of another section.)

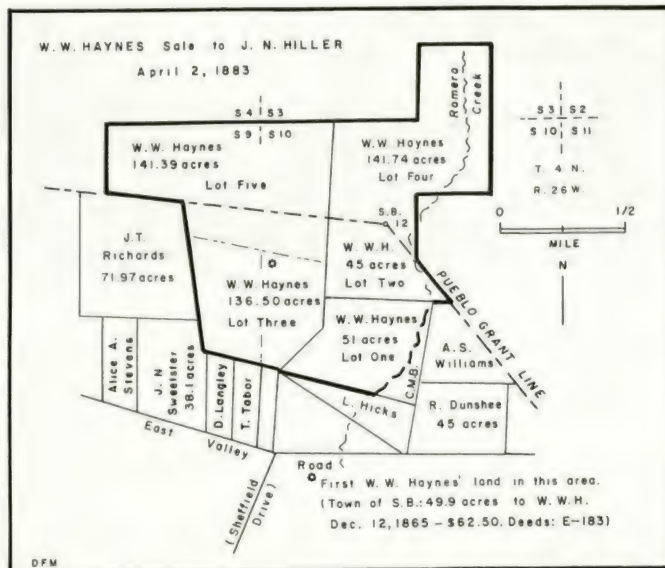
W.W. Haynes made a fortuitous purchase of 52 acres from Jonas Nelson in July 1865. Acquired for a nominal sum, Haynes sold this property to R. Gurd of San Francisco two years later and pocketed a pleasant \$4,000. Gurd, after waiting a year, sold this same land, now the heart of the San Ysidro Ranch, to B.T. Dinsmore. Meanwhile, Haynes began to accumulate his holdings along Romero Creek, about two miles to the east. The first parcel consisted of 50 acres granted by the town of Santa Barbara in December 1865. Consideration was only \$62.50 and the deed was signed by Jose M. Loureyro, president of the board of trustees. The next month, Haynes purchased 49 acres from a private individual, paying all of \$60 and, by the spring of 1880, Haynes had acquired nine tracts aggregating 515 acres.

Like other Montecito farmers, Haynes took advantage of the hospitable climate to raise a variety of fruits and vegetables. These included lemons, tomatoes, grapes and figs and, when he came to town, Haynes often brought an edible contribution for the impoverished newspaper proprietor. Haynes was especially interested in grapes and wine-making and by 1870, he advertised his surplus vine cuttings for sale.

Twelve years after his first land purchase, Haynes had 60 acres of hillside covered with 8,000 vines. Among the extensive list of varieties were the Black Hamburg, Flaming Tokay, White Muscatel and Rose of Peru. Although wine from his Loma Vineyard was

recognized throughout California, Haynes also ventured into other agricultural pursuits. He raised hay and barley and his orange orchard was favorably known, while 67 head of cattle roamed the hills. His irrigation system brought water from the mountains by ditches and flumes to four service reservoirs to be distributed to various areas. At that time, Haynes' farm was considered one of the finest in Montecito.

For undisclosed reasons, W.W. Haynes, then 47 years of age, agreed to sell his holdings, now 550 acres, to John N. Hiller in April 1883 for \$5,000. Hiller had come to Santa Barbara the year before from the iron-ore shipping port of Escanaba on the Michigan penin-



This map illustrates the extent of W.W. Haynes' holdings when sold to John N. Hiller.

sula. He spent five months looking for a place that really satisfied him and settled on the Haynes' place.

John Hiller was an undertaker (Emigh and Hiller) at 525 State Street, next to the New Morris House. Hiller lived upstairs for a number of years while his son Peter managed the Montecito farm which was one of those devastated in the 1889 fire.

When John Hiller first arrived in Santa Barbara, he bought four acres on the Mesa which, located at the projected west end of Haley Street, had a commanding view. House plans were drawn shortly after his purchase but Hiller's house was not built until the fall of 1904.

Hiller sold parts of the Romero Canyon property from time to time; in 1893, he sold land to William M. and Arthur Alexander. Three years later, he conveyed considerable acreage to Alice McCurdy Hart who in turn transferred ownership of the upper segment of her parcel to Ralph Radcliffe Whitehead. With subsequent purchases, the latter became a large landholder in Romero Canyon. Changes in ownership continued. Alexander Baring (1848-1932) acquired 40 acres in 1912. Baring's *My Recollections* tell of his interesting career. Born in South Carolina and educated in England, he was in the British Navy before working for Adolphe Low & Co., the San Francisco agent for his cousin's banking firm of Baring Brothers. Three years later he joined an investment banking firm in New York and then began to invest in and manage mines, first in Oregon, then South Africa and finally the Guadalupe Mine in Durango, Mexico, in 1910.

A cousin, Edward Baring-Gould, also a descendant of the composer of the hymn "Onward Christian

Soldiers," came to Santa Barbara in 1932 and has for many years lived on the Guadalupe Ranch which now consists of 18 acres.

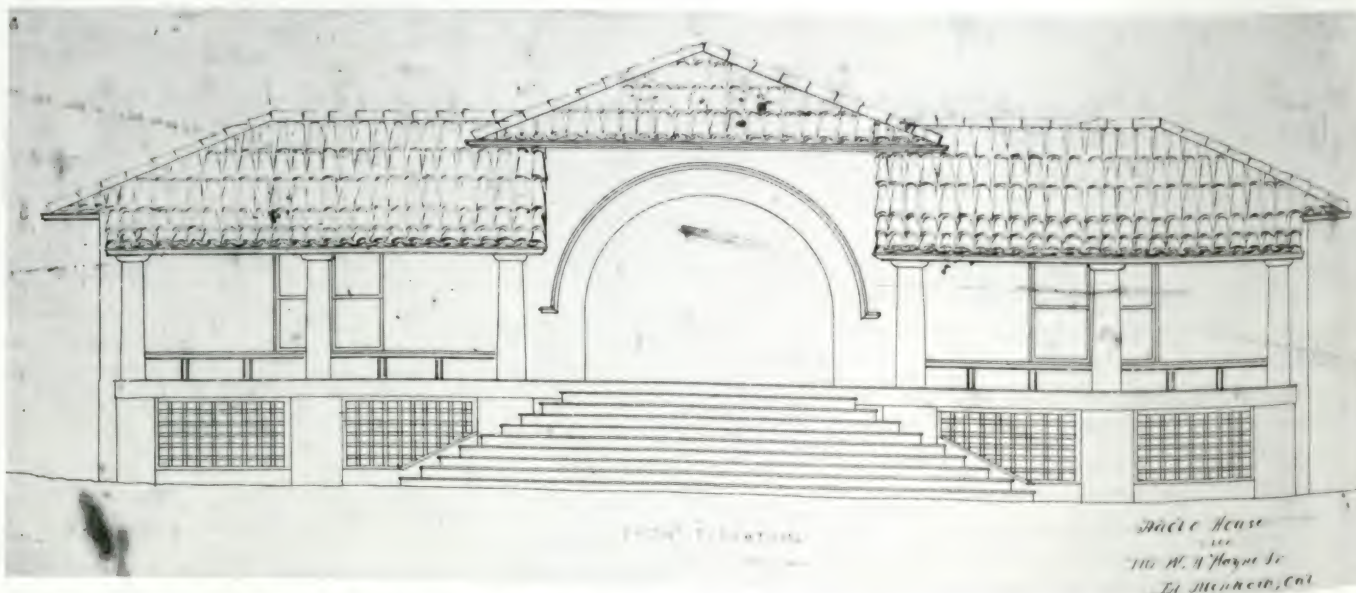
Another segment was purchased by Ralph D. Brooks who formerly had lived in Denver and who had been engaged in oil developments in Wyoming. An active polo enthusiast, Brooks built a house to the west of the Baring property about 1930 as designed by Robert H. Spurgeon of Riverside, who was Mrs. Brooks' brother. Trained at Columbia University, he specialized in Spanish Colonial houses. (He was also the architect for the house occupied by Katherine Holmes at 235 Hot Springs Road.)

The Brooks family divided their time between Santa Barbara and Glenbrook, Lake Tahoe, for many years and rented their house much of the time after 1935. One interesting tenant was Emil Ludwig, the biographer with an impressive list of titles.

William Alston Hayne

In Charleston and in South Carolina, the Hayne family was prominent. Robert Y. Hayne gained lasting fame as a U.S. Senator in 1830 when he debated Daniel Webster concerning tariffs and states' rights. Subsequently he was governor and then Charleston's mayor before he died in 1839. His wife, Rebecca Alston, the daughter of a South Carolina rice planter, bore him two sons: William Alston and Arthur Hayne.

William Alston Hayne (1821-1901), a South Carolina lawyer, married Margaretta Love Stiles of Philadelphia in 1847, whom he had met through a common relative by marriage. Hayne served in the South Carolina legis-



An architect's rendition of the front elevation of the W. Alston Hayne house displays a large number of old tiles on the roof. Not surprisingly, Alston Hayne chose Las Tejas as the name of his home.

F. Bourn Hayne



The Chinese coolie hat was standard equipment for Alston Hayne (arrow) when working in the country. Nearly all of the men on this foundation job were sporting moustaches in the late summer of 1894. F. Bourn Hayne

lature and was known as a "slate smasher" and "anti-programmer." At the time of the Civil War, he joined the Confederate Army as a volunteer and rose rapidly in rank to lieutenant colonel. The hardships of the war made him an invalid in later years.

Conditions in the South were in shambles after the war and the Hayne family resolved to improve its lot. At the urging of his brother, who had previously moved to California, Hayne brought his family to the Pacific Coast in 1867 via Panama. The journey was long but the family finally arrived in Oakland to be met by William's brother, Arthur, a medical doctor.

With only \$3,000 in cash resources, the Hayne family (now with seven boys) had to move cautiously. Santa Barbara appealed to them because of the climate and, more important, a piece of farmland in Montecito was available to them. Its owner, Edward J. Pringle, a Charleston cousin and now a San Francisco lawyer, was indebted to Hayne. Through negotiation, Pringle agreed to convey the land to Hayne at his cost of \$3,000 (about \$17 an acre) and cancellation of the indebtedness to Hayne. Title to the 174-acre parcel, between the present Picacho Lane and Hot Springs Road, was transferred on June 7, 1868.

When the family moved to Santa Barbara that year, they lived in the San Marcos Hotel while the father, the older sons and some Mexican laborers built a spacious adobe house with clapboard covering. With a hall through the center and wide piazzas, the home had a "Southern air."

With the house completed, the Hayne family was

among the first Anglican residents of Montecito. It was a lonely way to live, for the nearest neighbor was Sr. Valenzuela who lived in a commodious adobe, a little below the Hayne house, on what became Riven Rock Road. On the other hand, the Hayne family, living near Hot Springs Avenue in a house that faced south, enjoyed a "breathtaking view" of the ocean and islands.

After the birth of eight boys, the Hayne family was pleased to welcome a girl when Anne was born in 1870. Tragedy struck again five years later when she accompanied her brother to a farmhouse to buy eggs. When the transaction was completed, the farmer's wife urged the two children to "run in and cheer up Johnny," little realizing that her sick boy had a virulent form of scarlet fever. Within 48 hours, little Anne was gone. (Two other Hayne children died previously; their second son, Edward, was one of the first to be buried in the new Montecito cemetery.)

Colonel Hayne's ranch prospered with his citrus crops but, according to a family account, he found lemons to be more profitable as they commanded a higher price and shipped better. His ranch also had an olive grove and an English walnut orchard.

Margaretta devoted much energy to educating her sons at home using the courses provided by her old friend, Caroline Hazard, later president of Wellesley College.

As much of the money for their home was inherited from her father, William transferred ownership of the property to Margaretta in 1872, except for 15 acres previously sold to Silas Bond.



In 1875-1877, she sold four five-acre lots in the southwest corner of her land along Hot Springs Avenue to W.M. Eddy, Dr. E.W. Crooks, I.R. Baxley and Mary V. Baxley. The sales price was slightly above \$200 per acre. T.P. Izard purchased 10 acres in 1879.

Colonel Hayne was anxious to get back into politics. When W.W. Hayne, the viticulturist living about two miles to the east, served as election clerk of the Montecito precinct, W.A. Hayne, B.T. Dinsmore and J. Garcia were named alternates. Later in 1872, W.A. Hayne was the Montecito road inspector. Then, in 1875, riding along with the high tide of the Democratic party, he squeaked into the California assembly by two votes to be the first Democratic assemblyman from Santa Barbara-Ventura. His opponent, E.A. Edwards, the first treasurer of Ventura County, carried that newly formed county by 57 votes but, thanks to unusually strong support in Los Alamos and Las Cruces, Hayne carried Santa Barbara County by 59 votes.

Hayne was a pioneer vestryman of the Episcopal Church in Santa Barbara and every Sunday the whole



It was a long, slow process to build the Hayne house. Alston, handicapped by the lack of ready funds, required four years to complete the job. Shortly after the house was finished in 1898, Alston sold Las Tejas to his older brother, Robert Y. Hayne, then a resident of San Mateo. In the smaller view above we see the southwest corner of the courtyard. Access to most of the rooms was available from this inner court.

F. Bourn Hayne

family climbed aboard the old phaeton to ride into town for the services.

As time marched by, the colonel was less active and, after an illness of several weeks, he died at his home on March 28, 1901. His obituary included the observation that Colonel Hayne "was a true specimen of the Southern gentleman."

Margaretta read more and more as she grew older and her knowledge of European literature and politics was impressive. In her final years, she was remembered as "a tiny old lady who wore black or lavender dresses, and there was always a piece of delicate lace with ribbons set like a cap on her grey curls." She died June 28, 1909, in her Montecito home.

The six Hayne sons entered various occupations and much of their adult lives lived in the San Francisco Bay Area. Robert Y., Duncan S., Brewton A. Hayne were lawyers but also held public office. A. Perry Hayne was a faculty member at the University of California (Berkeley) and then lived in the Philippines during and after the war with Spain. Benjamin S. Hayne was an olive rancher in the Santa Ynez Valley; thousands of olive trees for other Santa Ynez ranches came from his nursery in Montecito.

William Alston Hayne, Jr., usually called "Alston," was a horticulturist and rancher. While he was building his house in Montecito, he was corresponding with Maud E.C. Bourn at *Filoli*, her family's home in Woodside, south of San Francisco. One letter in 1894 mentioned that he had 32,000 bricks made for his house on which work had just begun. Built around a 30-foot-square courtyard, the workers followed plans beautifully executed on linen and, though the drawings were not signed, it is believed that they probably were the work of Francis Underhill. In the house were six bedrooms, a parlor, dining room, kitchen and pantry. Located on a gently sloping hill, a billiard room was easily accommodated under the parlor.

Tiles not only covered the roof but also provided the name for his home: *Las Tejas* (The Tiles). While some were manufactured in Montecito by R.F. Angulo, Hayne secured many other tiles in an ingenious manner. At that time the deteriorating rafters of many older houses in Santa Barbara were no longer able to support the weight of tiles, so Alston arranged with owners to replace their roofs with lighter shingles and took the tiles in exchange. In all, he used 8,500 tiles for his house.

During the four years it took to build the house, Alston was courting Maud Bourn. While the courtship was successful, Alston was unsuccessful in his efforts to

rent the house, even at a modest \$250 per month. For a short time, Alston had been a county supervisor but, in the spring of 1898, he resigned his position and sold *Las Tejas* and its 19 acres to his brother Robert. He then spent 18 months seeking his fortune in the Alaska gold rush but he was not among the fortunate few who succeeded.

After his marriage, Alston ranched in Chihuahua, Mexico, until the revolution drove him back to California. For many years, he raised olives near Marysville, California.

Although *Las Tejas* was rented to eastern visitors, the family did occupy it from time to time. In 1917, it was sold to Mrs. Oakleigh (Helen) Thorne of Millbrook, New York. She made extensive alterations in the house and enlarged the garden which necessitated dismantling the original Hayne house. (The story is continued in the second volume.)

Bradbury True Dinsmore

Colonel B.T. Dinsmore and his family came to Santa Barbara in 1868 when he was 57 years of age. Besides



The front steps of Las Tejas, compared with the rendering on page 54, have been considerably revised.

Mrs. John F. Rock

his wife, Fanny, there were his son, Augustus "Gus" Irvin Dinsmore and his family, as well as two married daughters. They were Sarah and Frances, respectively Mrs. Thomas Hosmer and Mrs. O.D. Metcalf and all of these names contributed to the history of Montecito and Santa Barbara.

Bradbury True Dinsmore of Anson, Maine, had been a prominent lumberman on the Kennebec River and had also been a member of the legislature of Maine. The Panic of 1857 swept away his lumber business but, salvaging what he could, he joined his brother and others the next year to drive a herd of horses and cattle across the country to the Bald Hill area of Humboldt County in Northern California.

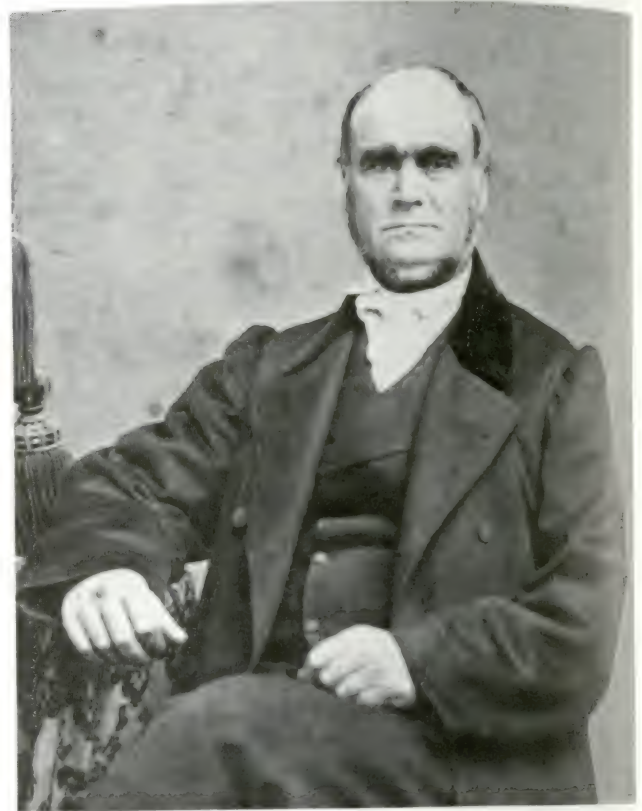
In 1861 Colonel Dinsmore traveled to Anson, Maine, to gather his wife, Fanny, and his unmarried daughter, Frances, and returned to California via Panama. Again he headed for Humboldt County and settled his family in Hydesville, about 25 miles from Eureka and not far from his previous settlement. The next year, Sarah (Dinsmore) and her husband, Orchard Danforth "Danf" Metcalf, left Maine, headed for Panama and joined her family in Hydesville. Already, Gus and his family were there.

Colonel Dinsmore was the proprietor of one of the two mercantile houses in Hydesville and joined his son and son-in-law in the construction of a pork packing house; together they raised potatoes, hay and hogs and were in the pork business.

The move to Santa Barbara was a major undertaking but it had to be done, for Gus's health necessitated a milder climate. Shortly after his arrival in Santa Barbara in the spring of 1868, Colonel Dinsmore bought two city blocks on Garden Street from Dr. S.B. Brinkerhoff but disposed of them the next year. Several months later, on July 1, 1868, Colonel Dinsmore purchased four parcels in Montecito from Elisha H. Pierce. Aggregating about 130 acres, this land, much of it constituting the present San Ysidro Ranch, cost Dinsmore all of \$3,600. Coming to Santa Barbara from Quincy, California, where he had been county sheriff, Pierce paid \$1,600 for these lands when he bought them from H.H. Linville in September 1867.

Hiram H. Linville had moved to Santa Barbara from Sonoma County and had purchased these same parcels from Michael Brophy only five months before selling them to Pierce. The two largest parcels had been granted to William Hewitt and his wife Anne by the city. Linville, his wife and 11 children made a dramatic departure for Phoenix in July 1876, taking all of their worldly goods (plus plenty of water) in two large freight wagons. There he engaged in real estate and in 1896 his daughter Josie's husband was elected mayor of that then-fledgling town.

Colonel Dinsmore continued to buy and sell land. In



Bradbury True Dinsmore (1835-1881), a native of Maine, sat for the photographer in Eureka, California, before moving to Montecito; he was then about 30 years of age. He was the father of Gus Dinsmore, Sarah Metcalf and Frances Hosmer and grandfather of Thomas Dinsmore. The strong eyebrows were a family trait found in later generations.

Hosmer Collection

1868, he acquired the former John Nelson grant of 52 acres along Bush or Bath Creek (later identified as San Ysidro Creek) and the following February he sold the two former Hewitt parcels on the east side of the creek to his son Gus for \$3,100. With ownership of these 108 acres, Gus could clear his land and develop an orchard.

Grizzly bears were a menace to farmers' livestock but when one particularly troublesome creature had been shot in Cañada Sauz in July 1870, it was expected that the problem had become history. Consequently Gus was very much surprised to confront a grizzly in Montecito while hunting for wild hogs a few weeks later. Spotting a bear eating a calf, Gus fired a shot and then started to reload his gun but the angry bear was too quick and came after him. Unable to reload, Gus shoved the gun down the bear's throat as it approached him and then climbed the nearest tree while the barking dog diverted the bear's attention. The faithful dog then outran the bear and both the dog and man returned to the farm safely but there was no mention of the receipt of the standing reward.

B.T. Dinsmore's farm after its metamorphosis from a rocky, sagebrush wasteland to a productive property.

was frequently cited as an example of what could be accomplished with thoughtful planning and hard work. In 1870, Dinsmore served sweet potatoes to his dinner guests which he had grown the previous year, but they were still fresh, having been stored in dry dirt "and keeping that dirt dry." Some orange trees had been planted by a prior owner six years before and the great production of one tree attracted considerable attention.

Colonel Dinsmore joined others to petition for roads in Montecito and well he might, for the situation was chaotic. The experiences of one visitor making the trek to Montecito in December 1870 were so frustrating that he penned a vivid description of his desperation for the local *Times*:

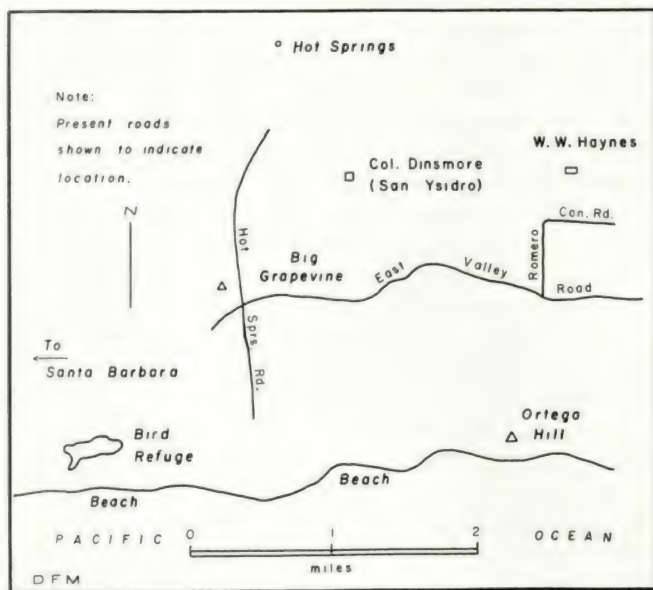
I wish to describe a visit to the village of Montecito, hoping that it may be a warning to others who have not been there lately, to go prepared for emergencies. Early in the morning I engaged a horse and buggy and started for the big grapevine. Having arrived there and took a look around the premises—farm, the old vine and her daughter, I concluded to pay a visit to Colonel Dinsmore. And here it is the difficulties commence. The road to the big vine is a disgrace to the civilized community, but further on 'tis worse, for there is no road. I stood at the grapevine and could see the house where Col. Dinsmore lives, but how was I to get there? It was about due east, to the south of a fence, to the east of a fence, to the north the Hot Springs road. So I made an inquiry as to what course I should pursue. I was told to go north, then east, then west, etc. In fact I could not

keep the run of the different tables of distances and courses, so started on my own hook, north, as directed, about a mile, and got jammed between a big rock and a fence, and could not go any further. Here was a pretty fix, I could get by the rock if the horse would go on, but he was afraid of the rock, and I was afraid of the fence. To go on in that direction I knew was useless, for Col. Dinsmore did not live in that direction. To turn around was impossible. Ah! I spied a person coming. "Will you please inform me where this road leads to, sir?" I asked. "Well, I'll be hanged if I know, myself. I'm lost," says he. "Will you help me turn my buggy around?" I asked. Said he, "Yes, I'll do anything to help a man out of this place."

So we took the horse out and turned the buggy around, hitched up and I started again. Came to a road or a trail over a few tons of boulders, that appeared to lead east. I [was] brought up at a fence, and was again compelled to face the north. Next I struck a piece of open ground and drove to the east. Came to another fence, changed front, and traveled south; boulders again blocked the route, and my horse refused to go on; I got out and led him by them, and drove on south. Here I came to a place, left, no doubt, to beguile strangers, for it looked like a road; it led east, and I took it. It led me into another trap; I was in a place fenced all around. I was getting in earnest, retrace my steps I would not, so finding a weak point at it I went, and when through, started east, then north, then west, north again and arrived at last at Col. Dinsmore's. After the usual salutations, I asked, "How do you get out of here, Col.?" He replied by asking me, "How did you get in?" That was a poser. "Why don't the residents apply to the Supervisors for a road or two?" I asked. "We have petitioned for an outlet," said he, "and hope for the best." I then asked if he could direct me to Mr. W. W. Haynes? "No!" he replied, "you would surely be lost." "Can you," I asked, "show me a road to town?" "No," he replied, "you could not recollect it if I did direct you. But make for the beach every chance you get, is my advice." "Then, goodbye, Col.," said I, "it will be midnight before I get to town." So ends the visit.

Visitor.

In the summer of 1872, a *Press* reporter enjoyed a visit with Colonel Dinsmore whom he described as "a most genial and hospitable gentleman and estimable citizen." The reporter noted the grapevines, which had not been irrigated since they were planted but were doing well. Thoroughly enchanted with the general ambience, the reporter went on to comment, ". . . one of the finest views in this vicinity . . . unfolds itself to



This map shows the location of Colonel Dinsmore's farm.



one who sits on Col. Dinsmore's vine-shaded veranda with nothing to do but be happy."

A fine stream of clear mountain water flowed through the farm. This tinkling creek was not always so delightful, however. Just a few months earlier, a cloud-burst struck the hills behind the Dinsmore place one evening. The wild water, soon attaining a depth in excess of 10 feet, swept down the channel almost like a tidal wave, overflowing the banks, tearing out trees and churning huge boulders seven to ten feet in diameter. A half hour later, the torrent had completely abated and "the quiet little brook went singing on its way."

In 1877, our reporter ventured into Montecito again but over better designated roads. Entering a "well-timbered tract, the road winds through it in a zig-zag fashion" before passing Dinsmore's almond orchard on the way to the family house which was "embroidered" in honeysuckle and climbing roses.

In the intervening five years, Dinsmore had made many additions and his crops were varied. On six acres he had 1,000 orange trees which possessed a smooth, thin skin, more like Florida oranges rather than the usual Mission variety. At a warm spot, Dinsmore was raising bananas with some success while in another area

a corn field was under cultivation. He was also planting taro, a rootstock used to make poi in the Sandwich Islands.

Strawberries ripened throughout the year on the colonel's two-acre patch but the problem was to harvest the ripe ones before the birds. When the birds arrived in flocks of several hundred, Dinsmore would blast them with his shotgun but when the noise subsided the clever birds returned. On the other hand, when the colonel observed four people foraging in his strawberry patch, he was undisturbed. "We were convinced by his unperturbed demeanor that he was a first-class philosopher and could take a common calamity as an ordinary joke," his friend remarked.

After three years as an invalid, Bradbury True Dinsmore died on July 8, 1881, leaving his wife and two married daughters. His son, Augustus "Gus," predeceased him by eight years, leaving his English-born wife, Emily Esther, and six children under seven years of age.

One of the unexplained transactions involves the real estate formerly owned by the late Colonel Dinsmore.

On May 20, 1879, B.T. Dinsmore and his wife Fanny W., borrowed \$3,750 from Mrs. O.A. (Clara) Stoddard for three years with interest at one

Opposite page: Characteristic of early views of Montecito, this photograph taken from Langley Hill in 1889 shows a large expanse with but few trees and habitations. At center is the Hosmer (Juarez) adobe. Above it is Pepper Hill, and the Hosmer family stands to the right of the adobe. San Ysidro Road passes close to the house (as it does today). Below the house, near Oak Creek, a horse-powered pump supplied water both for domestic purposes and for irrigating the orchard in the right foreground.

Hosmer Collection



Thanks to the district water system, Montecito has many lush gardens with shrubs, flowers and trees. Although this picture is taken from approximately the same location a century later, the extensive vegetation makes it impossible to duplicate the earlier photograph.

percent per month; all their Montecito lands (six parcels) were pledged as security. O.D. Metcalf purchased this note (by then reduced to \$1,163) on March 5, 1881, four months before the death of his father-in-law.

After B.T. Dinsmore's death, Metcalf demanded payment of this note but, because the estate had few assets, other than these lands, and almost no cash, payment was impossible. Metcalf went to court and secured a judgment ordering a sale on the decree of foreclosure. When these six parcels were sold at public auction, they commanded only \$1,788. Metcalf was the buyer and, after the redemption period had expired, he received a sheriff's deed on February 24, 1883.

On June 14, 1883, O.D. Metcalf sold these six parcels to Goodrich and Johnston to form most of the San Ysidro Ranch. The Dinsmore family records are silent about this transaction but, from a remnant of family correspondence, it appears that Metcalf was acting for the benefit of his mother-in-law.

Thomas T. Dinsmore, one of the sons of Augustus Dinsmore, began his career as a farmer, before becoming a U.S. Forest Ranger in the back country. In the early 1900s, recreation in the mountains could be en-

joyed only by riding or walking on trails and rangers Tom Dinsmore, Carl Stoddard and Daniel F. Foley did their share of trail maintenance along with meeting their other responsibilities. In the 1920s, Tom Dinsmore was manager of Underhill's Los Alisos Ranch on Sheffield Drive and from 1924 until his death in 1943, he was a county supervisor representing the First District (Montecito, Carpinteria, etc.).

His brother, Albert W. Dinsmore, and Albert's sons operated the Miramar Dairy during the 1920s and 1930s on land leased from Mrs. Mary Neal. Located at the northeast corner of Olive Mill Road and Jameson Lane, the area is now covered with houses.

Winfield Bradbury Metcalf, born in Hydesville in November 1862, came to Santa Barbara with his parents, O.D. and Sarah Dinsmore Metcalf, shortly after the Dinsmores arrived there.

One of his early Santa Barbara memories was a trip to see Grandfather Dinsmore on his farm in Montecito. Then six years old, he recalled meeting two-wheeled ox carts bringing firewood to town. The open land left a lasting impression on him for, after leaving the home of N.W. Winton (just west of the Bird Refuge), there were no houses along their road until they came to the

William Benn place, at what later was known as *Mount St. George*. From there, "we went down the hill and along Pepper Lane then across Montecito diagonally to the home of our grandfather." Grandfather Dinsmore's house then was a single-room adobe, with an asphaltum floor, two doors and a window which he had cut in the east wall. With a bed and a stove, Bradbury and Fanny were "quite comfortable."

When John H. Redington and associates opened the Santa Barbara Savings Bank in December 1886, Winfield B. Metcalf was named cashier. Metcalf continued in the same post when this firm became the Central Bank when Robert Cameron Rogers was vice president. (Rogers, who lived at *Glendessary* in Mission Canyon, headed the local morning newspaper and also was an active polo player.) Metcalf, who lived with his wife on Grand Avenue in Santa Barbara, also held the position of county treasurer for 33 years. There was no question that he was a descendant of Colonel Dinsmore for he had the same luxuriant eyebrows of his grandfather. (Winfield's brothers, George and William Metcalf, were killed in the Cananea, Mexico, riots of June 1, 1906.)

Frances Dinsmore, the other daughter of the colonel, was married in 1863 to Thomas Hosmer in San Francisco with the Rev. Thomas Starr King officiating. Hosmer was also born in Maine and, like his father, was a machinist, a trade he continued after he came to Sacramento in the spring of 1858. Five years later he was involved with a silver mining project in Sonora, Mexico, where he erected a stamp mill. This venture

was unsuccessful so he retraced his steps to California and worked at Mare Island.

Their first daughter, Anne, was born in the kitchen of her Grandfather Dinsmore's adobe house (now part of San Ysidro Ranch) in 1869. Two years later, Colonel Dinsmore bought 17 acres from Maria Dominguez de Juarez for \$1,000 and in January 1872 conveyed this land to his daughter, Frances Hosmer. Today, this is prime commercial land in Montecito Village, stretching along the south side of East Valley Road for about 1,470 feet westerly from Oak Creek. Southward, the plot extended almost the same distance to the Dana B. Clark nursery.

With their home established in the Juarez adobe along San Ysidro Road, built about 1830, Thomas Hosmer started an orchard. Efforts to raise almonds and plums were not encouraging but he prospered after planting 700 orange and lemon trees. Hosmer began his political career when he was appointed justice of the peace in May 1877 for Montecito. Then, in November 1884, and again four years later, he was elected to the board of supervisors. The Hosmer adobe, still in the family, is said to have been the first schoolhouse in Montecito.

Their only son, William Bradbury Hosmer, became a partner in the mercantile firm of Hunt, Hosmer & Co. Anne (called "Annie"), the oldest of the Hosmer girls, taught school in Los Olivos in 1889 and then in Montecito as did her sisters, Martha "Skeetie" Frances and Helen Margaret. Anne married Charles L. Wrightson, an Englishman, who was the accountant for the



The Hosmer (Juarez) adobe as it appeared about 1887. The same structure, with additions made in 1907, is still used as a residence. Shown is the Hosmer family, l. to r.: Frances D. Hosmer, with her daughter Helen, her nephew Thomas Dinsmore, and her husband Thomas Hosmer (hat in hand). Another daughter, Annie, stands by the horse. At different times, Thomas Dinsmore and Thomas Hosmer served as county supervisors.

Hosmer Collection



Looking up San Ysidro Road, with Montecito Peak in the skyline. A portion of today's Manning Park occupies the land in the left foreground; the olive trees are probably remnants of Dana B. Clark's nursery and the Hosmer adobe can be seen behind the fence. The tall eucalyptus tree continued to grow until the widening of San Ysidro Road in the late 1940s caused its demise.

Santa Barbara Historical Society

Crocker-Sperry Ranch for some years and "Skeetie" married James A. Ord. Helen, who was highly talented musically, was the Presbyterian church organist at the age of nine and later taught piano lessons. Her achievements are even more remarkable because she began losing her hearing at the age of 13 as an outcome of typhoid fever affliction five years earlier. Although a short person, she was a good tennis player and possessed several cups demonstrating her ability.

Jarvis Swift and the San Leandro Ranch

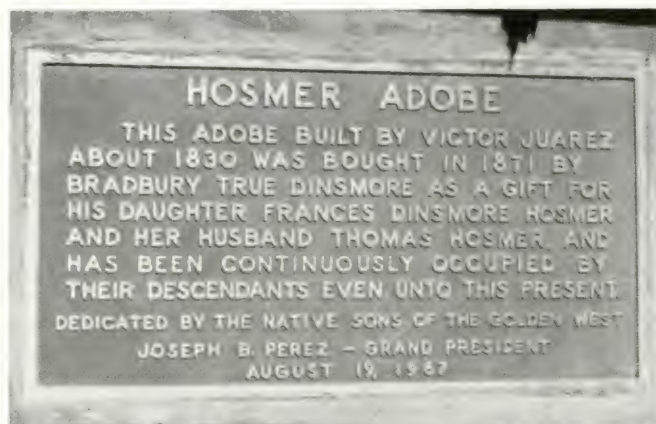
Measuring almost 4,000 feet in each direction, the southern boundary of the ranch established the location of part of San Leandro Lane. Comprising 356 acres, this was one of the largest of the Pueblo land grants. The owner was Nemecio (Demecio) Dominguez, the brother of Jose and one of the 15 children of Jose and Marcelina Dominguez, the longtime owners of the famous grapevine. Nemecio's birth date was about 1787; he was married in 1809 and died on the last day of 1875 when he was 88.

By authority, Dominguez had held the property since 1845 but, according to an 1881 report, his adobe house was erected in 1835 or 1836. During his occupancy, much of the land had never been disturbed. A half-dozen acres had been cleared and sown with grain but the most interesting improvement besides his dwelling was the race track on a level spot behind the house with dense shrubbery at each end. The most important feature was a steady supply of water from several springs plus a creek, later identified as San Ysidro Creek.

Dominguez was approaching 80 years of age when he sold his 356-acre Rancho San Leandro to Edward Doty

in January 1868 who conveyed it to Jarvis Swift five months later. Perhaps the large area was too much for Dominguez in his advancing years; perhaps he was happy with a smaller parcel. Only five months before Dominguez sold his ranch, the city of Santa Barbara granted him a 5.3-acre parcel about 700 feet west of the northwest corner of his ranch.

Born in Auburn, New York, in 1809, Jarvis Swift was the grandson of the man who owned the site before that city began. Jarvis' career involved managing small-town hotels in New York but, after his marriage to Emeline Brown, the young family moved to Illinois and then crossed the country in 1865 to settle in Virginia City, the mining town of Nevada. With him came his wife and three of his grown sons, James H., William D. and Charles H. Swift. During his two years in Virginia



A plaque was mounted on the wall of the Hosmer adobe to denote its historic significance.

City, Jarvis operated two hotels but his sons were engaged in other kinds of work. Charles drove a mail stage across Nevada.

In 1867, the family moved to Montecito and the following June, Jarvis became the owner of the San Leandro Ranch. Because of the encroaching land claim, the northeast corner was lost to N.M. Coats and the Swift ranch was reduced to 331 acres. It was still a major task to clear the land and plant crops but, within a dozen years, almost half the area had been cleared and an abundant variety of crops were planted including flax, hay, barley, corn, fruit and vegetables. The two-story wooden house on a slight rise on cleared land became a landmark.

Jarvis Swift had trouble holding title to his property. The first challenge was decided in his favor by the California Supreme Court after six years of litigation. The very next year (1877) the same problem was settled when Swift paid off the contender rather than engage in a protracted legal battle. There were other battles over water rights of San Ysidro Creek.

When Jarvis died in January 1880, he was heavily in debt for sums borrowed from W.W. Hollister and others to meet his legal expenses. In some unexplained manner one son, James H., managed to secure outside financing and ended up owning the property in 1881. In that way, the mother and three sons continued to live on the ranch except for the 11-acre parcel leased to a Chinese vegetable gardener. Mrs. Swift managed a herd of some 30 blooded Durham dairy cows and produced about 100-130 pounds of butter each week. The old adobe ranch house, though altered several times, still remains today but the frame house vanished long ago. Nearby, an existing cement floor might have been part of the old dairy house.

In 1881, water resources on the ranch were remarkable. Springs covered several acres; one spring, walled in by a tank measuring 20 by 25 feet and six feet high, fed another tank on the highest hill on the ranch with the assistance of a hydraulic arm. With the springs and San Ysidro Creek, this bounty resulted in "plethoric barns full of hay," fruits and flowers and supported hundreds of chickens. Already situated on the road to Carpinteria as well as on the survey of the Atlantic and Pacific Railroad (never built in this area), the property was considered "one of the most desirable farms in the county."

Within a few years after taking control, James Swift had cleared up his financial problems. He then conveyed two 51-acre parcels on the west side of the creek to his brothers, Charles E. and William Douglas Swift, retaining the eastern 240 acres for himself. Taking advantage of the 1887 boom, he sold his 240 acres to Captain A.L. Anderson for a reported \$100,000 in September 1887. Five months later this parcel passed into

the hands of George H. Gould.

In the early 1900s, the W.C. Wards of Montecito, because of Mrs. Ward's poor health, were annual Santa Barbara visitors. Responding to his wife's suggestion that he buy a home site in Santa Barbara, Ward purchased the remaining 40 acres held by C.E. Swift in November 1905 and secured a one-year option on the holdings of W.S. Swift. He let the option lapse but acquired two small adjoining parcels to provide access to East Valley Road.

Ward, a lumberman and a grandnephew of Captain E.B. Ward, a pioneer Michigan industrialist, lived with his wife and two children on the family homestead at Orchard Lake, near Pontiac, Michigan.

In June 1908 there was a beehive of industry at the Ward place in Montecito. A pumping plant was stalled thus assuring adequate water. No fewer than 1,000 ornamental trees and shrubs were planned and a picturesque driveway was laid out to the residence. Apparently development work was generally suspended until 1914 when Ward engaged a veritable army of workers to landscape the property according to the plans of F.T. Underhill. Assisting in the work was Nicholas Dominguez who had been Ward's caretaker until his death in February 1915.

The old redwood cottage on the crest of the hill was moved to the northeast corner of the tract to make room for Ward's house "of the rangy Spanish type typical of California." The setting was ideal; in one direction a superb view of the mountains, reflected in a lake, and a pool, with a view of the sea in the other direction.

Foundations of the Ward residence had been completed when Mrs. Ward died suddenly in June 1910 following an operation in a New York hospital. Work on the grand house was terminated.

When Ward's son Harold came out with his new bride in March 1918, they stayed in the redwood cottage. One rainy night, while walking from the grand house on East Valley Road to the cottage, the bride said "all kinds of wild animals" and was so frightened that she never wanted to see the place again. (Even today deer frequent the gardens in the late afternoons.)

W.C. Ward transferred the property to his son Harold in 1921 but the land languished for many years. Finally, it was offered for sale. Mr. and Mrs. John B. Bacon, frequent visitors from Pasadena, purchased the land with its tall cypress trees in 1935. The Bacons divided their time between Pasadena and Montecito before building their own home in 1959 on the site of the proposed Ward house. Chester Carjola was the architect and the Davidson brothers were the builders. All were from Santa Barbara.

In May 1917, W.D. Swift gave up farming and sold his 47 acres to Franklin Price Knott at \$1,500 per acre. Knott, a Montecito resident with a home on Cham



An outing at Butterfly Beach in Montecito about 1889. Next to the lady at left is Martha Frances ("Skeet") Hosmer with her older sister, Anne, at the far right. Between the Hosmer sisters are Edna Crooks, Olive Pierpont and Addie Nickerson.

Hosmer Collection

Santa Barbara City College Library

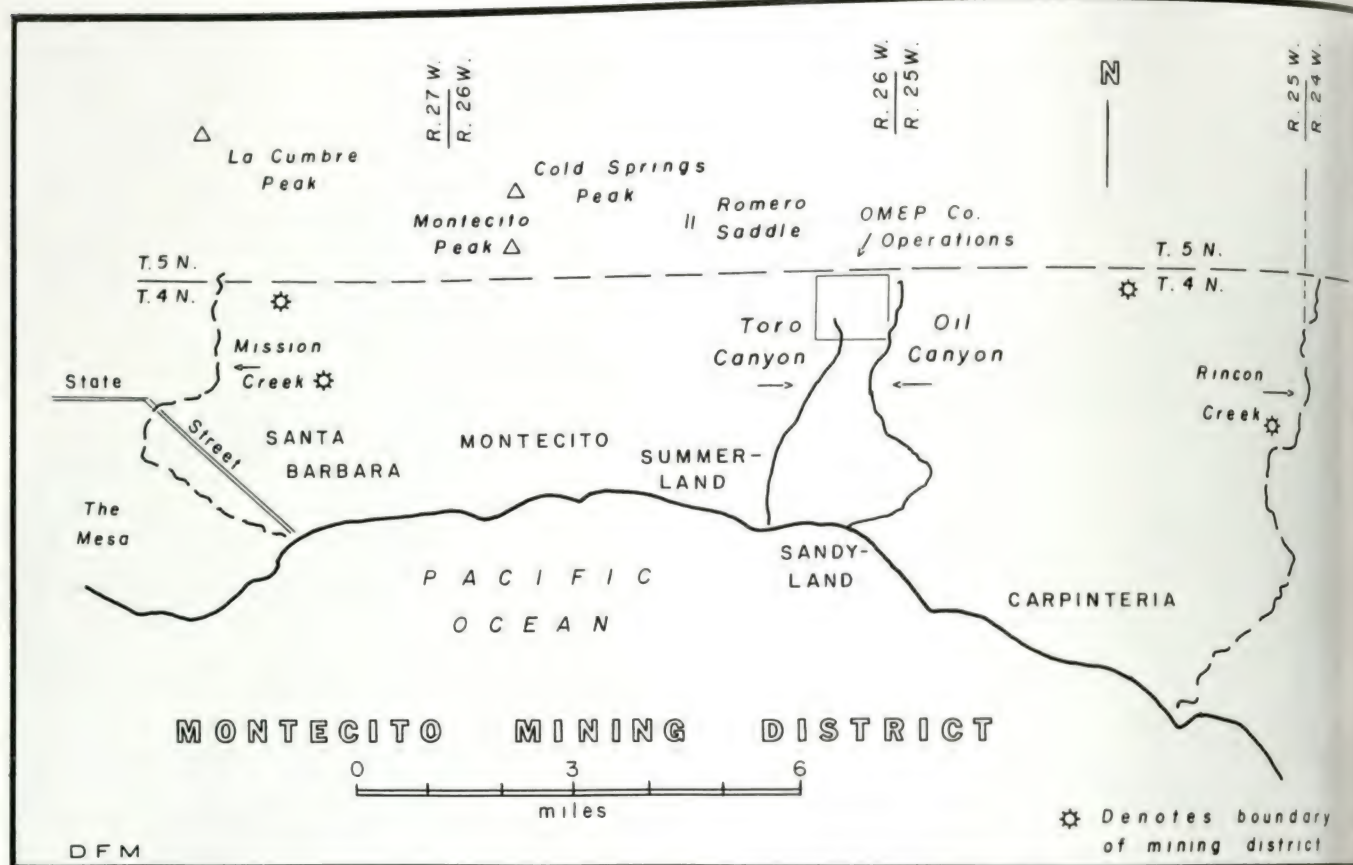
Drive, purchased the land as an investment and planned to subdivide it.

After Charles Swift sold his land to Ward, he moved to San Ysidro Road where he and his family lived for many years, just below the school. Swift had been roadmaster for the Montecito district for four years until 1905 when he took over the management of the family-owned domestic water company based in Toro Canyon. He also was manager of the "Montecito Placer Mine" located in the same area.

Having lived in Virginia City during the great Comstock mining boom, the Swifts continued to be interested in mining after coming to California. They located several claims in the Lockwood Mining District, near Frazier Mountain, Ventura County, in 1872, under the name of the "Montecito Company."

Nothing appears to have developed from this venture, but the Swifts were ready to try again. In September 1883, Charles and W.D. Swift and two other men located the Montecito Placer Claim consisting of two parcels, one in Toro Canyon and the other in adjoining Oil Canyon. In keeping with Federal mining statutes, they developed their claim and six years later they received a mineral patent to this land, personally signed by President Benjamin Harrison.

In April 1889, just before they secured their patent, the Swifts leased their mineral land to Isaac K. Fisher, Wesley C. Cook, Edward W. Gaty and Jeremiah F. Conroy. In January of the same year, Fisher found oil on his land on the Mesa and, with others, quickly formed the Occidental Mining and Petroleum Company to develop this discovery. In June, Fisher, *et al.*,



transferred the Swift lease to the new company. In keeping with the usual western mining practice, Fisher, Gaty, Colonel Reed and others met on June 10, 1889, and formed "The El Montecito Oil and Mining District." It was a large area, extending inland from the shore, from the Ventura County line to Mission Creek but excluded the Mesa.

Although the company had only limited success in its efforts to recover seepage oil, it was ready to exercise its option when the time came to renew the lease. The Swifts, claiming that the Occidental group had not met the terms of the lease, tried to evict them, first physically, then in the courts.

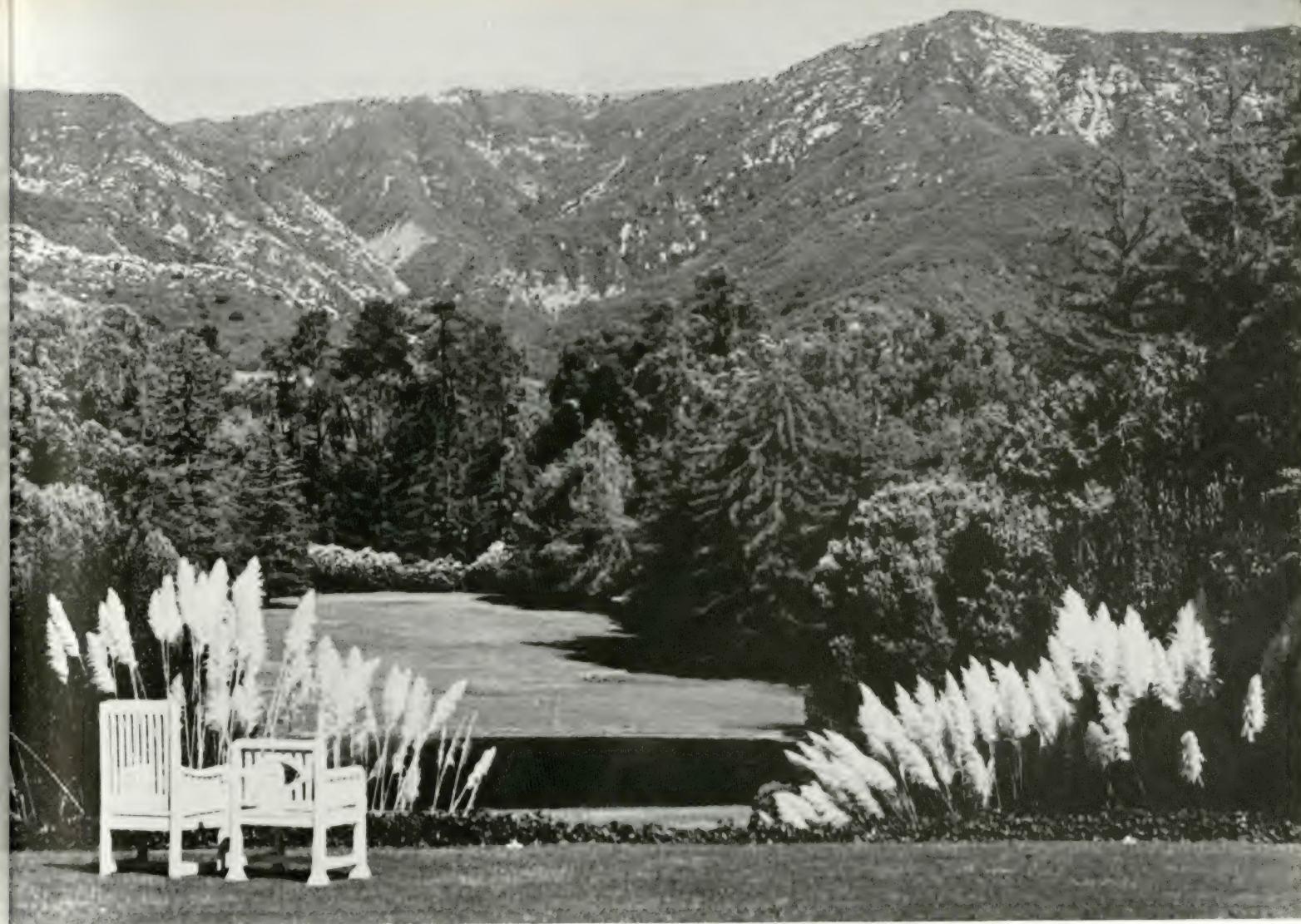
Meanwhile, James Swift, the brother who then head

The San Leandro Ranch was the largest individual property in Montecito when Jarvis Swift bought it in 1868. During the days of the Swift ownership, about half of its 331 acres was developed. In later years, a number of houses occupied portions of this land but it was only recently that the balance of the acreage had been committed to dwellings.

Presumably some Swift family members are standing on the front porch of their two-story clapboard house along with the family dog.

Montecito History Committee





The western portion of the ranch was subdivided some years ago but several large parcels still remain. From the front yard of one of them the view, beginning with the pampas grass in the foreground, captures the lake and San Ysidro (Dinsmore) Canyon with the Santa Ynez Range in the background.

ed a small investment firm in San Francisco, organized the Montecito Improvement Company in December 1900. Within weeks, this company purchased the Montecito Placer Mine but, as the California Supreme Court had ruled against the Swifts in 1902, Occidental's lease ran until 1909.

In spite of this legal setback, C.E. Swift was able to draw water from the adit (tunnel) for domestic purposes. In March 1908, the Montecito Improvement Company secured a county franchise to build and operate a water pipeline distribution system from Toro Canyon southward to the Coast Highway, then west along the highway to San Ysidro Road, turning north and continuing as far as East Valley Road and then returning to Toro Canyon. Forming a loop, the distance would total about 10 miles. Actually, the company had laid a pipeline over much of the route two years before seeking a confirmation of its act.

Water was also distributed in Summerland and new pipes were installed in 1907. The water in both Montecito and Summerland always had a slightly oily taste. After Charles Swift's death in 1925, one of his two daughters took over. Tall and willowy, Emeline, a teacher with a Stanford degree, became president and general manager of the family-owned business to furnish water in Summerland until the Cachuma project became operational in 1954.

The word "Montecito" appeared in the title of some 30 companies incorporated in California. One example, the Montecito Oil and Land Company, was formed in September 1895 to explore for oil on 3,200 acres which it leased back of Summerland. Some companies' activities were located far from Montecito; among the several mining concerns one, situated in Sonora, Mexico, was formed by Montecito residents.



While much of Montecito was open land in the late 1800s, there were clusters of oak trees which, according to some people, provided the name "Montecito." Shortly after his visit to the Hot Springs in December 1875, E. Hayward went on another expedition and this picture of the great oaks with dripping Spanish moss constitutes a portion of his efforts.

C.E. Piper Collection

6

Life in Montecito in the 1870s and 1880s

By the summer of 1877, the changes wrought by scarcely more than a handful of people were noticeable. In different locations, much raw land, previously covered with chaparral and scrub brush, had been cleared and transformed into productive orchards. Some people considered Montecito a small but recognized agricultural district with emphasis on fruits and vegetables, sometimes produced with superlative dimensions. To others, Montecito was an incipient prime residential area.

Outsiders were impressed. A letter to the *San Francisco Rural Press* written in early 1876, after talking about Santa Barbara, turned to the beautiful Montecito Valley with its "enchanted" views. "The farm houses are so thickly dotted as to give the appearance of a village," an impression created by the number of small farms of 15 to 50 acres. More complimentary phrases followed culminating with "Truly may Montecito be called the garden spot of the Pacific Coast."

Admiration for Montecito was not confined to outsiders. A scribe for the *Santa Barbara Index*, after touring the area, titled his article "The Glory of Montecito" and said, in part:

An indefinite number of tropical, semi-tropical and temperate zone trees, plants, shrubs and flowers have been set out. . . . Everything under the influence of the rains grows magically in Montecito. Many new clearings have been made. . . . Montecito is a 'Happy Valley'—a place of perpetual summer.

Among the praiseworthy farms at that time were those of Josiah Doulton, Russell Wallen, Lombard Conklin, W.W. Haynes, John Richardson, John H. Shepard and Colonel Dinsmore. The "elegant residences" surrounded by colorful gardens in El Montecito belonged to Judge E.B. Hall, Silas Bond, W.A.

Hayne, Henry Stoddard, W.M. Eddy, Colonel G.W. Williams and B. Jacques.

The gardens reflected the ingenuity and cooperation of local nurserymen. Such pioneers as Joseph Sexton are well known but Sexton's establishment was in distant La Patera, seven miles west of Santa Barbara. Even with a retail outlet on Castillo Street, it was still a long wagon haul from Montecito.

Dana B. Clark—Nurseryman

In Montecito, Dana B. Clark operated a nursery and raised olives for almost seven years on a 30-acre parcel he had purchased in July 1870 from a Frenchman then residing in Tuolumne County. This tract, located just west of Oak Creek and north of the present Montecito School, had been granted Jose Maria Dominguez by Santa Barbara in 1868 for a dollar an acre. After holding it 10 months, Jose was happy to sell it to the Frenchman for \$500 who in turn sold it to Clark for \$750. Everyone made a nice profit. Everyone except Clark, that is.

Dana B. Clark, born in Maine, and his wife Sefronia, came to Santa Barbara near the close of 1869 after tarrying in La Salle County, Illinois, for several years.

In Santa Barbara, he quickly allied himself with the Santa Barbara Agricultural Society which, because of a drought, had languished since it was created in August 1869. Clark was a prime mover in the revitalization of the group which adopted its constitution April 23, 1870. W.W. Hollister, a prominent sheep rancher and wealthy supporter of many local projects, was president of the organization; H.H. Linville, a Montecito farmer, was a vice president; and Dana B. Clark was secretary.

After a diligent year, Clark had cleared his ground of

weeds and brush which he replaced with "an astonishing display of yearling plants, including several hundred Assyrian date palms in a healthy condition." The palms soon found their way to Colonel Hollister's ranch and "Mr. Clark . . . deserves the thanks of the community for introducing the most ornamental of all trees," according to the *Index*.

Clark introduced new species to Santa Barbara by arranging with coastal ship captains to make deals with masters of ships returning from distant ports. In 1873, he imported the mandarin orange from the South Seas and the Maltese blood orange for budding purposes in his Montecito nursery. A year later, Clark joined N. W. Blanchard in planting many thousands of orange trees in Santa Paula but subsequently divested himself of any financial interest in that project.

Clark also established a pear orchard; one unusual dwarf tree measured only 13 inches high but after three years was sporting five healthy pears. Clark participated in community projects; for the Presbyterian 1874 Christmas sale, he donated loquat and guava trees. To attract the city trade, he leased a vacant lot on State Street to exhibit plants from his nursery.

Clark continued to work with tropical flowers and exotic plants; some of his bananas were fruiting and his olive orchard now covered 10 acres. In the fall of 1876, he disputed an erroneous opinion that the Santa Barbara soil and climate were unsuitable for lemon culture by presenting the editor of the *Index* with a basket of Sicily lemons grown on his place from four-year-old trees—double the usual size.

But, in spite of his diligence, the nursery was not a financial success and the last months of 1876 and the next year constituted unhappy times for Dana B. Clark. When he defaulted on a \$3,000 mortgage, his property was sold by the sheriff and in January 1877, he assigned all of his personal property for the benefit of his creditors to Henry Stoddard. Stoddard, originally from Dayton, Ohio, was a Montecito resident and later was postmaster of Santa Barbara.

For several years, his wife, Sefronia A. Clark, had been the teacher at the Montecito School; just after Christmas of 1877 she divorced her husband, taking the year-old son with her.

There were more lawsuits confronting Clark. In the spring of 1877, the nursery was liquidated as large por-

One of the first stylish houses in Montecito was erected in 1874 by banker William M. Eddy in the elbow of Hot Springs Avenue as it changed to a northerly direction. The Eddy family lived here less than seven years before selling the house and moving to Santa Barbara.

Santa Barbara Historical Society



tions of the inventory were sold. One large shipment of trees went to Oakland. Sadly, Clark's six years of hard work came to naught and nothing more was heard about the man whose horticultural talents contributed to the beauty of Montecito during its early years.

William M. Eddy

William M. Eddy, Santa Barbara banker, was one of several California pioneers with almost similar names living in the Mother Lode. Born in New York of New England parentage, William Matson Eddy came to California in 1849 when he was 33 years of age. He was fortunate in his mining speculations in Grass Valley and French Corral, both in Nevada County, and was superintendent of the Nevada Water Co. which supplied placer mining operators.

Eddy and his wife Almira visited Santa Barbara in 1869 but returned to French Corral where their son Herman was born. Several years later, recalling their previous visit, the Eddys made Santa Barbara their home. In the spring of 1874, they purchased nine acres at the northwest corner of Hot Springs Avenue and Olive Mill Road from Judge E.B. Hall who had purchased considerable land in the area from William Benn the year before.

Architect Peter J. Barber drew plans for a two-story house, measuring 50 by 66 feet. Atop was a covered deck to enable the Eddys to enjoy the expansive views. The Paddock brothers took the contract and the estimated cost was about \$7,000. The house attracted much attention; in September 1874, as the residence was nearing completion, a party of 14 ladies and gentlemen rode horseback from Santa Barbara to see the Eddy home. Another time, the Eddys were pleasantly surprised one evening when a group arrived on horses to serenade them in the moonlight.

Eddy contemplated going into farming but, as his widow recalled years later, "He knew nothing about farming." Instead, he joined Eugene S. Sheffield, a young man from Indiana, to form the Santa Barbara County Bank during the summer of 1875. A lot was purchased on State Street adjoining Sarah Plummer's bookstore. Eddy was president of the bank until January 1903 when he retired from the presidency to be succeeded by Sheffield who had been cashier since the bank's inception.

In 1878, Eddy had a fancy bay window manufactured in Santa Barbara and then had it attached to his house. The following year, he bought seven more acres from Judge Hall which were just across Hot Springs Avenue.

Edward Cunningham of Boston came out for a visit in 1881 and liked the area so much that he decided to stay. Perhaps Eddy was ready to move closer to his bank

48
L. L. PAULSON'S HAND-BOOK AND

DANA B. CLARK'S

Tropical, Semi-Tropical,

— AND —

TEMPERATE CLIMATE

NURSERIES

IN THE MONTECITO,

FOUR MILES EAST FROM TOWN,

SANTA BARBARA, CAL.

Have the best stock of

ORANGE, LEMON, LIME AND CITRON,

ON THE COAST.

LARGE QUANTITIES OF LAQUAT and GUAVA.

Makes a Specialty of introducing and experimenting with new and rare kinds of
Fruit and Ornamental Trees, Shrubs and Plants. Propagates
everything in the open ground.

NOT A HOT-HOUSE OR GLASS-HOUSE ON THE PLACE.

PRICE LISTS FREE, IN NOVEMBER

Dana B. Clark operated a nursery on part of a 30-acre parcel in Montecito during the 1870s. This advertisement, a page from L. L. Paulson's Directory of Southern California for 1875, appeared close to the end of Clark's career in the Montecito nursery trade. Note the location was described as "In The Montecito" as no street address could be provided—for Montecito roads were generally unnamed until the end of the century. Today, Manning Park covers much of this site.

Clif Smith Collection

but, in any event, he sold his Montecito estate of 16 acres to Cunningham in May 1881. Late in that same summer, Eddy bought a tract of land on West Mission Street in Santa Barbara where he built a fine residence called "Oakwood."

W.M. Eddy took an active part in the development of the community, having purchased numerous tracts of land. In 1878 he acquired the H.G. Trussell house on West Montecito Street which was later sold to Sarah Winchester. In 1885, Judge Hall and Eddy were short-term trustees of the Hot Springs property which they sold to E.H. Sawyer. Three years later his name was



The house of Pedro Masini, located at the lower end of Sheffield Drive, is one of the few two-story adobes still standing in Southern California. There is a legend that Ramona, the Indian maiden of Helen Hunt Jackson's novel, allegedly spent her wedding night here. More factually established is that this house was once the residence of G.B. Trabucco, a viticulturist, who was murdered by men seeking the money Trabucco had put aside for his old age. They were unsuccessful in their quest and the authorities were equally unsuccessful in locating the criminals. Some years later, a local sheriff found the treasure and turned it over to the local government.

Special Collection, UC-Santa Barbara

linked with a well-promoted subdivision on Salinas Street hill where his wife had purchased a city block (No. 337) back in 1869.

W.M. Eddy died in 1904 at the age of 77; his son, Herman H. Eddy who also headed the County Bank, died in 1962 at 91 years of age.

Edward Cunningham, a relative of J.M. Forbes, purchased additional land adjoining his house so that he owned 38 acres. In 1883, he sold all this Montecito property to Samuel H. Larminie of Chicago who soon

thereafter conveyed it to Henrietta S. Gould. (The several Gould families are discussed in the second volume.) As a footnote, Cunningham returned to his home in Massachusetts and in November 1889, he was killed by poachers whom he had ordered off his land.

The Trabucco Murder

At the corner of Sheffield Drive and North Jameson Lane, largely obscured by trees today, is a two-story

adobe which is the source of many tales. The land, a parcel of 37.27 acres, extending from the ocean bluffs to the creek, was granted by the Town of Santa Barbara to Pedro P. Masini in 1868. Masini, who also owned several lots in Santa Barbara, purchased the adjoining 19 acres from N.M. Coats the following year.

The Masini (or Ortega) adobe, with a balcony in the Monterey tradition, *may* have been built as early as 1820-1825 and is said to be the oldest two-story adobe in Southern California. It has survived earthquakes but after the 1925 quake some reinforcing beams were added in the ceiling of the first floor. According to a romantic tale, this house was said to be where Ramona, heroine of the famous novel, spent her wedding night after running away from the Camulos Ranch near Santa Paula.

For some years prior to 1882, it was the home of Giovanni B. Trabucco, a kind-hearted man who had a small vineyard. He was believed to have possessed considerable gold coin, carefully squirreled away for his old age when he returned to Italy. This earned him the appellation of "The Miser of Montecito."

Some individual(s) entered Trabucco's domicile on December 22 or 23, 1881, allegedly to persuade him to

sever his connection with his money. Supposedly they meant to torture him to learn the hiding place and not to kill him. However, he was found dead on the kitchen floor with many knife cuts.

Sheriff Charles E. Sherman (also a partner in meat packing with William Ealand with a packing house in the west branch of Sycamore Canyon) offered a reward, as did John M. Hunter. Hunter, a Kentucky colonel, was an apple grower just west of the San Leandro Ranch and was beginning his term as county supervisor.

The murder evoked much talk around the community and even more excitement when five local men were arrested in June 1882, after police acted on a tip from an inmate of San Quentin. Alleged to have plotted the robbery, the suspects were confined to the local jail but, because of their good character, they promptly drew considerable sympathy from their Montecito neighbors. When brought before Judge R.B. Ord, they were discharged from custody on the motion of the district attorney.

Ownership of the adobe has been remarkably stable; it has rested in but two families. Masini conveyed the property to his daughter who sold it to a family in 1878 and that family's descendants own it today.



Hervey James Buell, proprietor and local postmaster, stands on the front porch of his store with the family dog. To his right, in front of the family home, is his wife, Elsie, with Lester, their one-year-old son, followed by Percy (18) and Arthur (13—hands on hips). The blackboard by the store entrance announces a lecture on May 25th (1893).

Buell came to Montecito in 1884 and purchased 40 acres where he grew grain until 1887 when he bought T. S. Wheeler's store in Montecito and sold his ranch (for many years, the ranch site has been bisected by Park Lane). This store was located on the north side of East Valley Road at about the 1986 location of the fire station. There were at least two Buell store buildings on the north side of East Valley Road followed by a large store building across the road.

At right, Hervey Buell poses behind the counter of his store. A large variety of dry goods, notions, groceries and provisions were stocked.

Both: Susan Simpson Collection



The Montecito Store— A Long Tradition

The Montecito Store is a well-remembered institution, both as a purveyor of groceries and a place to meet. The store had various locations and different proprietors over the years; in the first 60 years of this century it was on the south side of East Valley Road and the site is now occupied by part of Montecito Village South.

In October 1882, James Harvey Jacobs advertised that his Montecito Store offered groceries and the best brands of flour for sale. He did not indicate his location but did advise that "goods [would be] delivered any reasonable distance free of charge." This was a busy time in Montecito; a new bridge had been built across Oak Creek by Lombard Conklin's ranch and the sound of saw and hammer was heard "all around the suburbs of Jacobsville." Besides Jacobs' store, there were two dressmakers' establishments and a temperance lodge of the I.O.G.T. Jacobs conducted his business for several years but some time after March 1884, he closed down. It was at this time that Timothy and Matilda Wheeler, formerly of San Jose, bought a parcel on the north side of East Valley Road from Thomas McKeon and soon had their small grocery in operation.

Montecito's growing importance was recognized with the establishment of a post office on July 13, 1886, with Wheeler as the first postmaster. The following April, perhaps because of his wish to retire, Wheeler sold the store property to H.J. Buell who had come to California from Essex, Vermont, with his brother, Alonzo W. Buell. Another brother, Rufus T. Buell, came to California in 1856, became a prominent rancher and Buell-ton is named for him.

Hervey James Buell arrived in Montecito in 1884. He bought a ranch around the present Park Lane and raised hay and grain with considerable success. When he purchased the store from Wheeler in 1887, it mea-

sured only 16 by 20 feet but within a dozen years it had expanded nearly fivefold in size. Buell became postmaster within a few months after acquiring the store and, upon his death in January 1899, his son, Percy O. Buell, became both proprietor and postmaster. Additional communication with the outside world came when a public telephone was installed at the store in 1894.

During the latter part of 1900, Mrs. Elsie A. Buell, widow of Hervey, erected a new store building on the south side of East Valley Road at a cost of \$3,000 and opposite the then-existing store which subsequently was dismantled. Near that location, Mrs. Buell built the two-story family residence which by 1918 had been converted into apartments. Two units were advertised that year; the monthly rent was \$20 for one and \$15 for the other. (In August 1948, the Buell house was moved to the back of the lot and later incorporated into one of the buildings in Montecito Village. Buell House restaurant, since September 1985, has occupied part of the house.)

There were other stores in Montecito from time to time. In 1894, J.P. Warren, proprietor of the Montecito Meat Market, was ready to deliver to any part of the valley.

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After the Buell store, the next most important development in the area was the organization of the First Presbyterian Church of El Montecito on November 13, 1887. The church traces its origins to a Union Sunday School which began in 1870 using the regular grammar school rooms. Six years later, regular Protestant services were held in the school every other week which continued until the church was built.

For \$500, a lot for the church was purchased from



By 1899, the Buell store (also see page 74) had been enlarged with display windows. Percy O. Buell (standing) following the death of his father had taken over the business and was also postmaster. Tom Bennett (seated) was Buell's assistant. The family now lived nearby in a new house. At the left corner of the building, a sign reads: "Office—Hot Springs Model Laundry—Tel. No. 2 Montecito." This represents a short-lived venture of Richard Nye, manager of the hot springs. Behind the pepper tree at right is the old Montecito Hall.

Susan Simpson Collection

Frances and Thomas Hosmer on August 15, 1888, and the deed included a clause that worship would be in accord with the "Westminster Catechism." No time was lost in construction for the church was ready for dedication on December 30, 1888, by Rev. Dr. A.H. Carrier and Rev. Dr. J.C. Hough. Remodeled and enlarged several times, the Presbyterian Church has been in the same location for almost a century!

Montecito has had a number of public meeting places. Besides the dance halls in Spanishtown or local schools, there were several in the area now constituting Montecito Village. There was the Spanish-American Hall owned by H.J. Polloreña and often referred to as the "Polloreña Hall" which was the site of many social activities in 1889 and continuing through the 1890s.

There was also the Montecito Hall and Library Association, formed in November 1888 by Lombard Conklin, Josiah Doulton, Judge E.B. Hall and others. Funds for construction were raised in several ways. The labor was donated and various groups raised money for materials. The Montecito "Hash Club" gave an oyster supper with the proceeds going to the fund. When completed, the hall served many purposes. In 1892, for example, it was used as a polling place and for an ice cream social to raise money for Sunday School books. A "phonograph concert" was held the next year to raise funds for the hall and a summer dance was staged in the Montecito Hall in 1894.

The record of the disposition of this structure is confusing; some reports state that it reverted to the owner of the underlying property who took possession of the building for other purposes before it burned down. In



Elsie A. Buell (Mrs. Hervey J. Buell) in her garden.

Susan Simpson Collection



In the fall of 1900, Mrs. Buell erected a new building for her son's store (above) on the south side of East Valley Road. A little boy stands in front of the telephone office. Buell's market adjoins Buell's store and Percy's name also appears on the store's front window.



The same building from the opposite direction. Note the ornate iron fixtures which support the front roof. Just beyond the store is the local telephone office along with the Presbyterian Church.

Both: Santa Barbara Historical Society



In the mid-1890s, Hervey Buell built a fine two-story house for his family. It was west of the store and a short distance north of East Valley Road near a spot now occupied by the Tecolote Book Shop. The family barn is in the background. In 1948, the house was moved further north to the back of Upper Montecito Village; part of the house has been incorporated into the building presently occupied by the Wells Fargo Bank.

In 1902, Leslie Conklin, then chief clerk of the store, married Adah Buell. Her mother, Elsie Buell, built a two-story clapboard house for them in the back of the property. Now an office building, it stands near the rear parking lot of Upper Montecito Village.

Susan Simpson Collection

1895, Montecito people decided to have their own hall supported by a more stable organization.

At a meeting on December 28, 1895, plans were made for a new hall, library and reading room. At that meeting, Mrs. E.A. Buell, James Morgan, Leslie E. Conklin, Thomas Hosmer and Dr. R.J. Hall were chosen to be the first directors of the new organization. Three months went by before the Montecito Hall and Library Association was duly incorporated on March 30, 1896, then another two years went by before sufficient funds had been garnered to purchase a lot. Located on the south side of Valley Road and just east of the church, the property cost the same (\$500) that the Hosmers had received from the church for a much larger lot.

Next came the agonizing problem of raising funds; a few dollars had been pledged but, with the estimated cost of \$3,000, the building was a long way down the road. It was the Santa Barbara Horticulture Society that gave the project an important infusion when it donated \$700 to the cause. In exchange, the Society was allowed to use the hall for its meetings. (Several people were affiliated with both groups.) More pledges came in and a feeling of optimism prevailed.

By the following April, W.A. Knowles, treasurer, reported that the Montecito Hall and Library Association had \$2,375 on hand and with that feeling, some preliminary foundation work was done.

President Morgan, after meeting with the members of the Association, closed the funding gap and awarded

the construction contract to T.S. Sentell for \$2,840 on May 22. The hall was opened with an afternoon reception on July 26, 1900, with President Morgan welcoming neighbors and friends from Santa Barbara. There were speeches and a play, *The Lippincott Church Coop.*

That summer there were numerous dances around Montecito; probably the first scheduled event in the new hall was a dancing party for 20 young couples, including some from town. Dominguez's orchestra furnished the music. Also in August, the Horticulture Society began holding its regular monthly meetings in the Montecito Hall and William Oothout donated a prize for the first gathering. A series of programs for raising money followed in the next few months. A concert and stage play were presented to provide for the hall's stage curtain. The Ladies Aid Society of the Presbyterian Church arranged for Prof. and Mrs. Fred C. Courtney, their pupils and friends to provide a "most delightful" concert before a large, appreciative audience. Aided by the Goo Goo Quartette of Santa Barbara, the Montecito Band put on a minstrel show and dance to help defray the cost of uniforms for the band. And on Thanksgiving Day, the Montecito Hall issued a general invitation for a "First-call turkey dinner, with

all the etceteras." Adults were charged 50 cents and children half that amount with the net proceeds going to the hall and library fund.



The First Presbyterian Church was dedicated just after Christmas of 1888 and served the congregation until the present church was completed in 1932.

Hosmer Collection



Another view of the First Presbyterian Church, completed in 1888.

Susan Simpson Collection

Santa Barbara City College



Santa Barbara photographers Hayward & Muzzall captured this scene from Pepper Hill for John Murray Forbes in May 1882. Forbes, after purchasing this house and barn from Judge E.B. Hall, named it Mount St. George and began to acquire a large amount of Montecito land. Sycamore Canyon Road is in the foreground; the road on the right is Pepper Lane which in recent years has been in two disconnected segments. Efforts to duplicate this picture today have been nonproductive as most of the landscape is densely covered with vegetation.

Santa Barbara Historical Society

The Railroad Arrives with the Boom

The year 1887 marked the culmination of plans which had been developing for several years. Collis P. Huntington's Southern Pacific, threatened by the Santa Fe, finally brought a long-awaited railroad to Santa Barbara. This, in turn, sponsored a land boom pushing land prices skyward—in some cases not to be matched until 40 years later. The Montecito Land Company was formed to acquire Forbes' holdings, develop roads and to promote lot sales. Among the other events was the introduction of electric lighting to the community.

The Trains Come to Santa Barbara

For some time, Southern Pacific had haltingly worked its railroad down the coast from San Francisco to duplicate its San Joaquin Valley line (opened in 1876) as an alternate route to Los Angeles. The coast route reached Soledad in 1873 and then the railroad waited for a long 13 years before resuming work and reaching Templeton in November 1886. Also in September 1886, graders began work at the southern end of the coast line when a junction was established at Saugus, a point on the San Joaquin Valley line 32 miles north of Los Angeles. Travelers, so long dependent on the whims of the steamship company, began to see a change when the SP reached Santa Paula where a connecting stage line to Santa Barbara was established February 8, 1887. The stage ride was shortened to Ventura on May 18 and to Carpinteria on July 1, 1887.

In January 1887, surveyors were running the final lines for Southern Pacific's route through Montecito amid reports that the Santa Fe was ready to build from Los Angeles into Ojai Valley, over Casitas Pass and through Montecito on its way up the coast. As Santa Fe

officers were frequent Santa Barbara visitors, there was some reason to treat these reports with respect. However, the Santa Fe did not construct any lines around Santa Barbara County in spite of frequent rumors that construction was imminent.

Anticipating correctly that Ortega Hill would be a major obstacle, an advance force of Chinese graders was established in two camps on either side of the hill and by the end of April 500 men were carving a ledge for the tracks. Heavy and frequent blasting was necessary; the blasts one afternoon were so strong that they rang telephone bells in Santa Barbara. With six or seven tons of giant powder used daily at Ortega Hill, quite a show was created for hundreds of observers one Sunday afternoon.

The route through Montecito was quite different from the railroad route of today. The most important variation was the location of the original railroad through today's Bonnymede and the Biltmore Hotel. Recognizing that the first train would be soon arriving, some Santa Barbara citizens organized a Jubilee Committee to plan for an appropriate celebration.

Real estate transfers were recorded in greater numbers; some involved Montecito properties. The *Los Angeles Times* remarked: "Montecito, Santa Barbara's charming little suburb, has been struck . . . by the boom." More men were brought from San Francisco to push the railroad grading and a full day's work was accomplished on July 4. At this time, graders, camped on the Forbes's acreage, a half mile east of the cemetery, were working between Ortega Hill and Bradley's race track. (The old race track circumscribed the salt pond, now known as the Bird Refuge.)

With the Ortega Hill work finally completed during the middle of July, the graders' camps were moved to

the west side of Santa Barbara and the roadbed from Carpinteria to the depot site in Santa Barbara was ready for the bridge timbers, ties and rails.

Twelve carloads of rails arrived in Carpinteria enabling the track layers to resume work on July 29. Twelve days later, they had passed through the big cut at Ortega Hill and had reached Josiah Doulton's place. Soon the track layers were crossing the tule flats on the Forbes's property, then they were working alongside the race track and entering the city. On August 16, 1887, a locomotive ran up Gutierrez Street and the next night the whistle disturbed the sleep of the railroad's new neighbors.

The big day was approaching and special trains from San Francisco and Los Angeles began arriving for the celebration of August 20, 1887. The local press warned: "Beware of pickpockets and thimblerriggers." Over 1,000 people welcomed the first train and then enjoyed the grand parade. After the departure of the visitors, the Jubilee was considered a success. Construction continued west of Santa Barbara and completion of the coast line was expected within a year.

Certainly the arrival of the railroad was the major event of 1887, but Santa Barbara underwent other significant changes that year. Five months before the Jubilee, the Santa Barbara Electric Light Co. placed two circuits in operation on March 15 of which one lighted lamps on 13 tall masts on State Street and nearby intersections. The other circuit lighted selected stores and hotels.

The Arlington Hotel was sold by the W.W. Hollister estate to Walter N. Hawley, a transplant from San Francisco, in early July. Hawley built several buildings in this area, including the Arlington Hotel Annex on Victoria Street. Completed in 1887, the three-story frame structure, unlike the main hotel accommodations, survived until dismantling in the summer of 1928. The original building, destroyed by fire August 15, 1909, was rebuilt and reopened February 15, 1911, only to be severely damaged by the 1925 earthquake. (The Fox Arlington Theater, on the same site, was opened with considerable fanfare on May 22, 1931.)

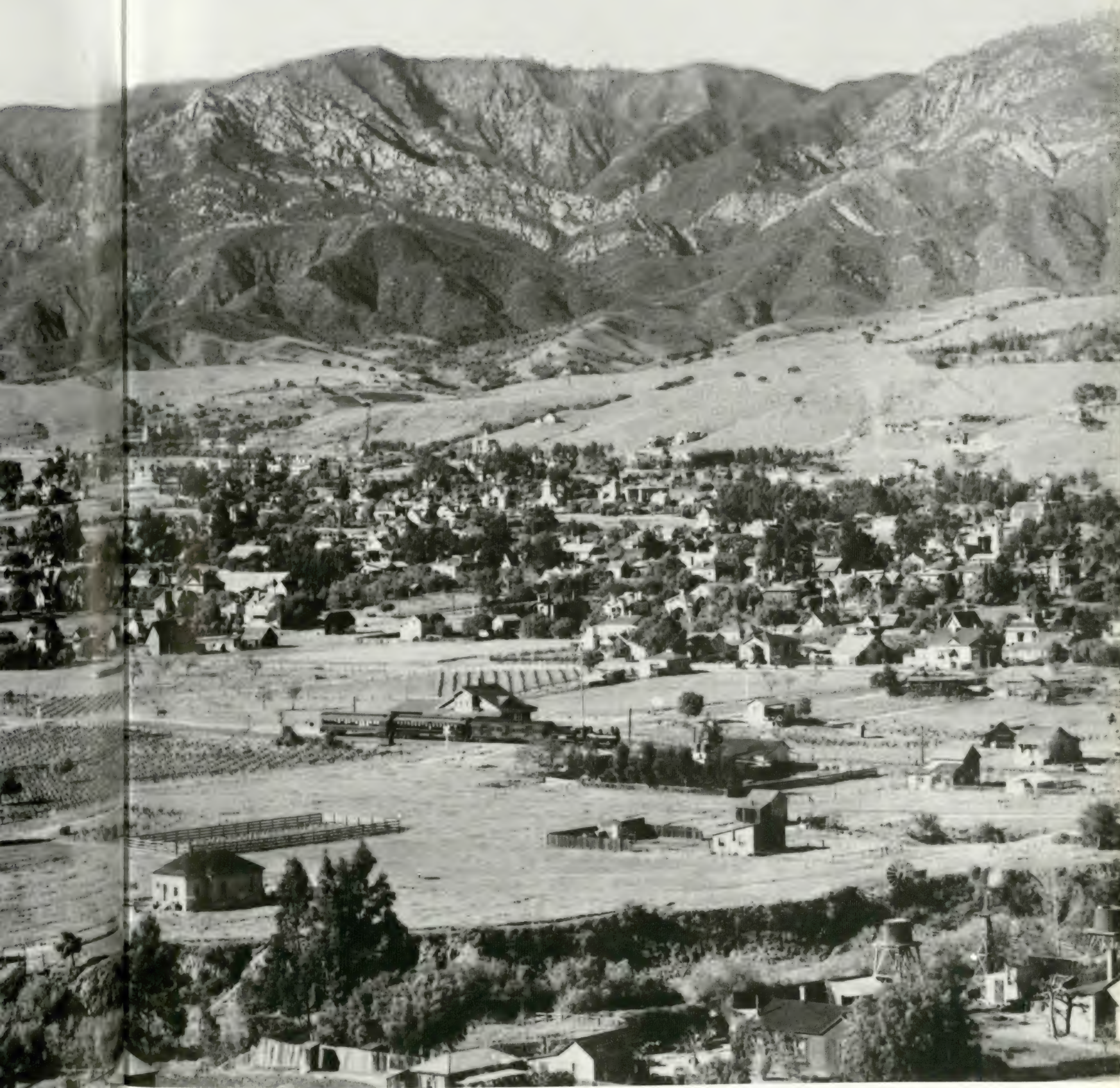
The local mulecar line was considerably enlarged with more cars and two new routes, one up Garden Street as far as Pedregosa Street and the other on Bath

One of the major events in the history of Santa Barbara and Montecito was the arrival of the Southern Pacific Railroad in August 1887. The uptown station was at Victoria and Rancheria streets and was used until the new line was opened in January 1906. A local train is about to depart for Los Angeles. Passing through Montecito, Ventura, Piru and Saugus, it will arrive at its destination five hours later.

At this time, the grapevines in the western part of the city are still extant along with considerable vacant land.

Santa Barbara Historical Society



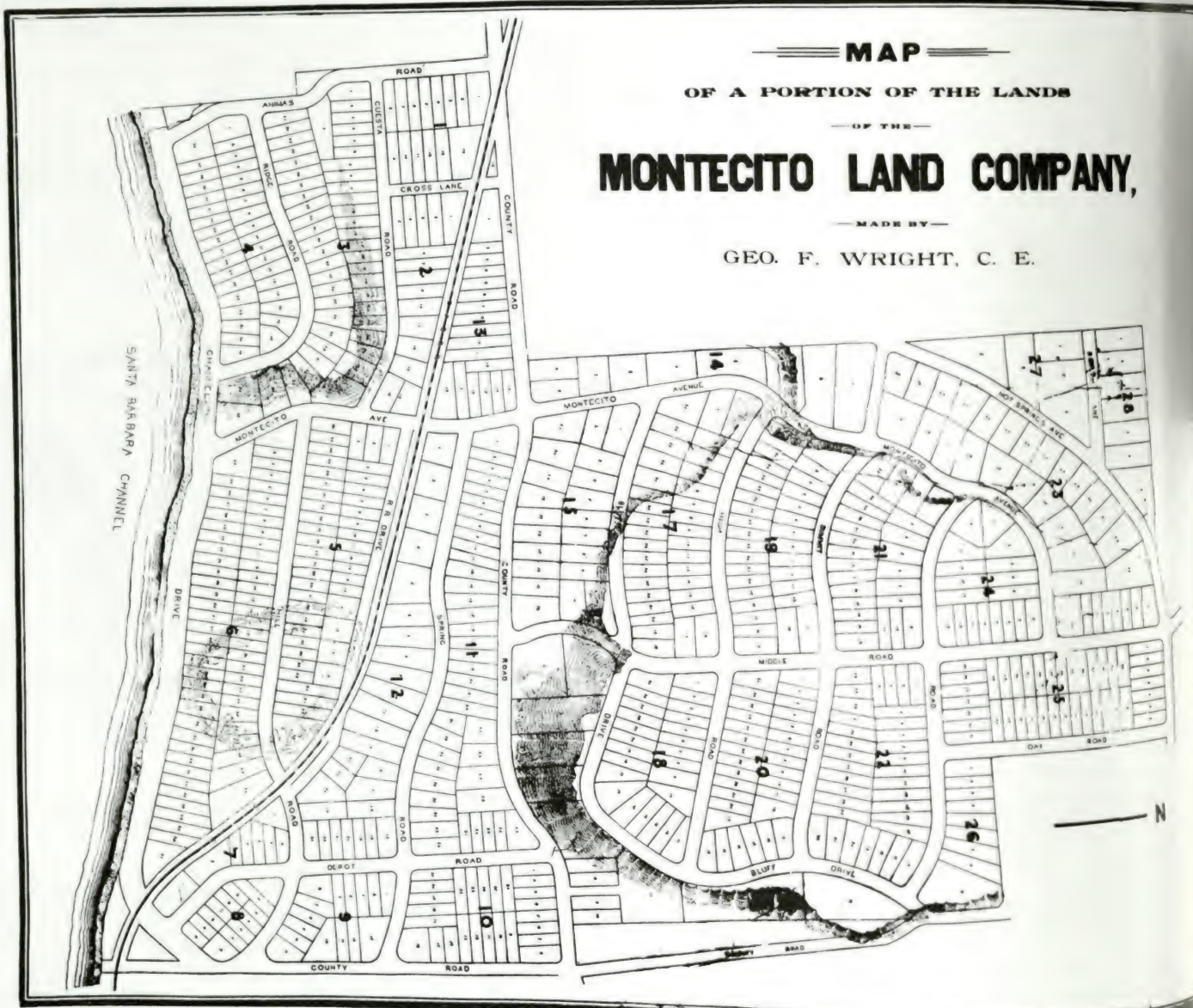


Santa Barbara City College Library

Street terminating at Islay Street. The whole property, as well as the franchises held by Henry K. Winchester, was sold to new owners at this time. In July, a daily stage line carrying mail and passengers to Montecito was established by Paul Romero. In August and September 1887, Henry L. Williams secured franchises to build a street railway line from his Ortega Ranch through Montecito and into Santa Barbara. Two horses or mules were to draw the cars but Williams had the right to use an electric cable or motor (steam dummy). Several routes in Montecito were described in the franchise, one would have followed East Valley Road, passing the Montecito store and Catholic Church before

turning down Hot Springs Avenue. Williams said that the company would be incorporated at once and a "large amount of stock" had already been subscribed. Surveys were to begin soon and construction was to follow in rapid order.

This projected dream soon vanished and was replaced by other schemes. In February 1888, there was a report that an independent Ojai Valley-Santa Barbara railroad would pass through Montecito. The following month, Santa Fe surveyors, indicative of renewed interest, were running preliminary lines through Ojai, over Casitas Pass and through Montecito on the way to Santa Barbara. The only actual construction involving



Forbes' land holdings were transferred to the Montecito Land Company in 1887, and the eastern portion was subdivided following the survey prepared by George F. Wright. Many of the street names have been changed and some have been formally abandoned. Montecito Avenue has long been Butterfly Lane and the railroad has been relocated.

Clif Smith Collection



A contemporary view of Oak Road, looking north from Mesa Road which separates Block 25 (left) from Block 26 of the Montecito Land Company. I.R. Baxley, one of the founders of the company, purchased a number of lots on the first day of sale (August 22, 1887) including lots in the foreground on both sides of the road. Five years later he exchanged them with the land company for more land adjoining the site of his future residence on Middle and Summit Roads.

a railroad in the area was the Montecito station which Southern Pacific built at the end of Depot Road in the spring of 1888. A combination freight and passenger depot, it was of "considerable size."

The Montecito Boom continued. Edwards Roberts, who purchased the Coats Tract for \$30,000 in February, had scarcely begun to clear the underbrush before he sold it in August to the Cutting-Crocker syndicate for \$70,000. (Roberts, for a time married to the former Beatrice Fernald, the daughter of Judge Fernald, wrote a small, descriptive book titled *Santa Barbara and Around There*. Many years later—1908—Beatrice married Robert Cameron Rogers.)

As part of the boom, there was much excitement in August when Rev. Dr. Ellis of Ellis College in Los Angeles contracted to buy land from Cota, Conklin, Hosmer and Doremus as well as Mary Ashley's olive orchard at a handsome \$750 per acre for the site of a large educational institution. George F. Wright, city engineer, was

retained to make a survey but a month later the bubble burst and the dreams of riches vanished. The major development was The Montecito Land Company, representing numerous purchases of property by John Murray Forbes.

The Montecito Land Company

The career of J.M. Forbes (1813-1896) was remarkable. Born into a trading family of Milton, Massachusetts, Forbes was the firm's agent at Canton, China, for nine years before returning to Boston in 1837. Railroads were then in their infancy and Forbes' part in the development of the Michigan Central and the Chicago, Burlington & Quincy Railroad brought him national prominence. After he retired as president from the Burlington in 1881 at the age of 69, he was succeeded by his cousin, Charles E. Perkins, father of a prominent Santa Barbara citizen of the same name.



Photographs of early Southern Pacific stations in Santa Barbara and Montecito have not surfaced. Probably the official company photographer recorded the structures only to have them lost in the San Francisco fire of 1906 which swept across the business section of that city including SP's General Office. Another time, a bad switching move shook a photographer's car so badly that hundreds of glass plates were destroyed.

When Southern Pacific moved its tracks away from the shore, the original and much larger Montecito station was dismantled and this shelter was built at Olive Mill Road crossing. At times the station board read "Biltmore" because of the nearby hotel.

In the spring of 1881, John Murray Forbes registered at the Arlington with his son, Malcolm, Malcolm's wife and children. The children came down with scarlet fever so, to take them out in the country J.M. Forbes bought Judge E.B. Hall's house in Montecito. The house, which Forbes dubbed *Mount St. George*, was located on a hill 250 feet above sea level on the east side of Sycamore Canyon Road between East Valley Road and Pepper Lane which then was a thoroughfare. George S.J. Oliver was engaged to supervise the necessary alterations.

The children recovered and all went east. Forbes returned to *Mount St. George* in the early part of 1882. Writing to a friend, he described his home as "a modest little house, with outbuildings not too near, good for three chambers and three lower rooms, and about one hundred feet distant a pavilion or summer house with two little rooms, chiefly shut in by glass, but well curtained and carpeted, at the finest point of view."

Forbes' real objective was to purchase substantial acreage in El Montecito and this he accomplished although most of the 17 transactions were not completed

until the summer of 1882 after Forbes had returned home. His lands formed two tracts. The first was the property underlying the present Montecito Country Club; this part was not subdivided. The other section ran along the ocean shore by today's Channel Drive and extended inland to that part of Hot Springs Avenue just before it joined Olive Mill Road. The second part included the 150 acres Elijah Stanton had purchased in 1868 for \$1,700 which became his Lagunita Farm. Even with this low price, the venture was not a financial success and Stanton sold the farm in 1879.

One of Forbes' Burlington Railroad associates was Albert E. Touzalin and, for undisclosed reasons, Forbes sold his entire holdings to him on March 23, 1887, for \$100,000. Born in England, Touzalin came to this country and began his career as a railroad clerk. Moving up the corporate ladder of the Burlington, Touzalin became vice president and then switched to the Santa Fe Railway in the same capacity before returning to the Burlington to head one of its subsidiaries. Touzalin lived at *Mount St. George* with his new bride after Forbes had left, apparently making plans for the real estate project. Twelve days before his purchase he formed The Montecito Land Company and on March 29 he transferred the land to the new organization. For a number of years, Dr. Charles B. Bates was president until succeeded by Isaac R. Baxley. Dr. Bates had come from England and worked in California mines before receiving medical training in San Francisco. In Santa Barbara, besides his medical practice, Bates found time to invest in real estate and ranches, often in partnership with Benigno Gutierrez, a pioneer druggist.

George H. Gould, a local lawyer specializing in water

litigation, was secretary and the driving force behind the company. Other initial investors included George S.J. Oliver, Dr. F.S. Gould and George Booth.

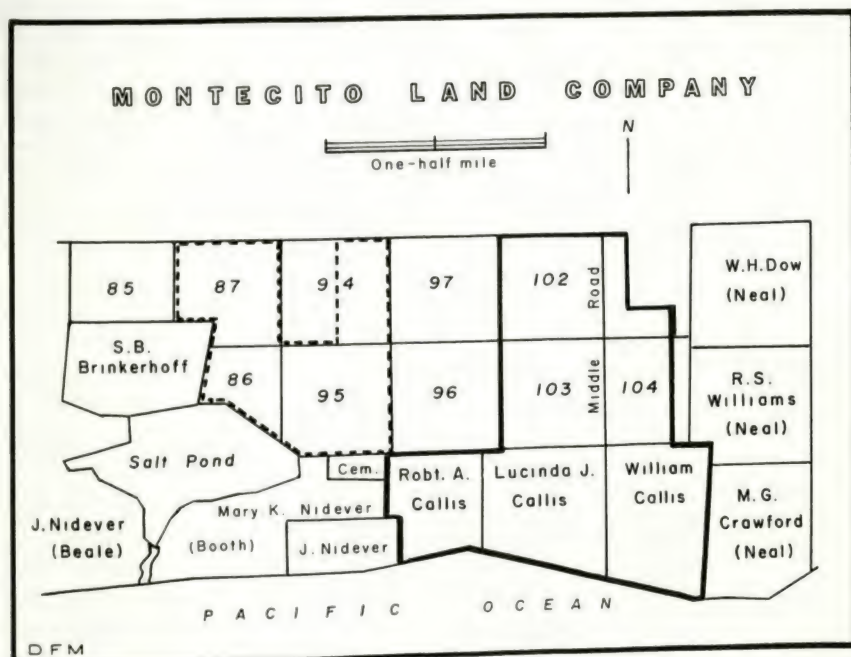
George F. Wright, the city engineer, was engaged to subdivide the property and when his work was finished, he had created 28 blocks separated by 11 gently curved roads. A typical block contained 25 to 35 lots with 50-foot frontages and the lowest numbered blocks were south of the railroad tracks. In all, there were 689 lots in the subdivision.

In July, the Santa Barbara Development Company began grading 16 miles of roads for The Montecito Land Company and, on August 22, 1887, the first lots were sold, the purchasers that day being I.R. Baxley, G.E. Channing, Mrs. Romaine L. Wade and Lincoln C. Cummings. By the end of August, 38 lots had been sold to 11 people. Most of the lots sold were located in Blocks 25 and 26 (north of Mesa and east of Middle Roads) with prices around \$600 per lot, varying with the size and location.

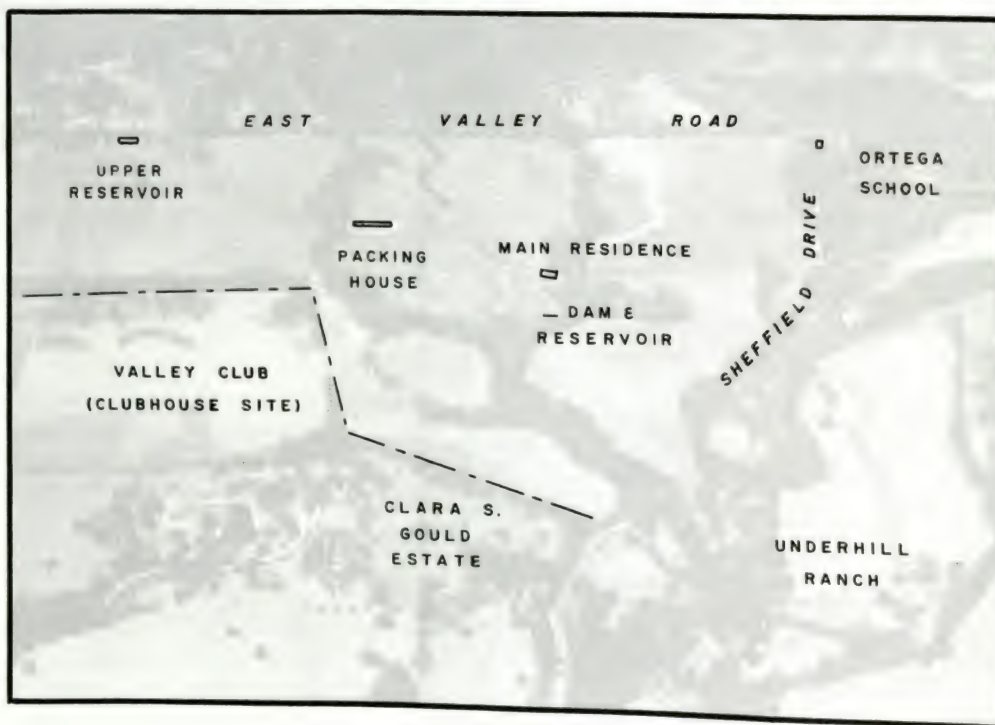
Each deed carried a restriction stating that the owner "shall not manufacture or in any way dispose of any intoxicating liquor . . . on the premises." In later years, the restriction was limited to prohibiting the manufacture or sale of intoxicating liquors on the property.

Touzalin could take little pride in his subdivision for he died at his home in Bennington, Vermont, in 1889 after suffering from poor health. He was 49 years of age at the time of his death.

Sales of lots in the tract of The Montecito Land Company moved slowly but continued until the firm was dissolved on July 18, 1919.



The holdings of the Montecito Land Company in 1887 were in two large parcels. The solid line marks the boundary of the subdivision; the property encompassed within the dotted lines was not subdivided but later became the golf links of the Montecito Country Club.



An aerial view of Las Fuentes Ranch around 1928; at left the same view is highlighted for identification. East Valley Road forms the northern boundary, the left margin is the approximate west line and the dashed line and Sheffield Drive form the remaining boundaries. Clif Smith Collection

9

Las Fuentes Ranch

On August 15, 1887, the former Coats ranch of 218 acres was purchased by three San Francisco people: William H. Crocker, cashier and later president of the Crocker-Woolworth Bank and son of Charles Crocker, one of the "Big Four" of railroad fame, John T. Cutting, a shipping and commission agent, and Caroline L. Sperry, a member of the flour-milling family and Crocker's mother-in-law.

The negotiations were handled by Cutting; Crocker did not see the property until four months later, but he was delighted. It was planned to subdivide the ranch, then still heavily wooded with live oaks, and Alfred Poett, a San Francisco surveyor, mapped a subdivision called "Coats Tract," a name which persisted for a long time. There were 33 homesteads interlaced with roads such as Oakwood Drive and Grand Avenue. By that time, however, the great real estate boom of 1887 had waned so other uses had to be found for the land.

Cutting sold out to Crocker and Sperry in early 1890 and the two remaining partners, after pondering the matter, announced in February 1891 that they would raise lemons, a move which many other Montecitans adopted. In that era, most of the lemons consumed in this country were imported from southern Europe as the domestic output was very small. Southern California, for example, shipped a scant 70 carloads in 1891.

In November 1891, a reservoir was constructed and foundations were laid for the large stone lemon packing house and separate blacksmith shop. The packing house was one of the largest construction projects ever attempted in Montecito up to that time. Some additional acreage was acquired from H.L. Williams of Summerland in July 1893 and the enterprise was known as Las Fuentes Ranch, indicative of the fortunate existence of underground water close to the surface.

Charles F. Eaton, the Montecito horticulturist, was hired to supervise the planting of 28,000 lemon stripplings which came from the R. Kinton Stevens nursery and, by 1893, Las Fuentes Ranch was under way.

To release more space for citrus, the ranch decided to dispose of 25,000 Mission olive trees and offered them for sale. Eaton also offered prospective buyers: "All the best varieties of orange and lemon, budded on sweet and sour orange stock and lemon stock." A subsequent advertisement claimed the lowest prices on citrus stock and then admonished the customers: "Don't buy puddled trees from a distance when home-grown trees balled can be had and planted the same day."

W.H. Crocker made regular trips to Santa Barbara to inspect the lemon ranch and also became interested in city residential property. Using J.A. Mathis, a local contractor, Crocker built five houses in the 2000 block of Garden Street at a total cost of \$26,000. Arthur Page Brown of San Francisco was the architect while the field architect was W.T. Clerk of Santa Barbara. Erected in the summer and fall of 1894, these houses are still known as "Crocker Row."

Crocker had oil and pipeline interests in the northern part of the county and, through his major share of the Pacific Improvement Company, was also interested in the development of Hope Ranch as early as 1903.

A new name became associated with the ranch in 1894 when Prince André Poniatowski married Elizabeth Sperry, the daughter of Caroline Sperry and the sister-in-law of W.H. Crocker. (Three years after the wedding, Caroline gave her daughter the Sperry share of the ranch.) Poniatowski, though born in France, was part of the Polish royalty, as an ancestor was a brother of the last Polish king. Poniatowski, in a joint effort with Crocker, engaged in mining and electrical genera-



The Crocker-Sperry ranch office, by today's landmarks, is by the No. 4 green of Birnam Wood Golf Club, but only the cement walk remains today together with the large tree on the right. This employee picture was taken about 1894.

Santa Barbara Historical Society

tion and transmission in central California and their enterprises were important milestones in the history of Pacific Gas and Electric Company.

By 1901, the Crocker-Sperry Ranch was said to be the second largest lemon ranch in California and four years later it was shipping a carload of lemons every day during harvest time.

Around the turn of this century when Frank Kahles was manager of the ranch, the Santa Barbara Horticultural Society met at *Las Fuentes* from time to time. Incorporated August 15, 1887, the Society met monthly at some interesting place, such as the ranch or the Eaton or Gillespie gardens. Each meeting included a talk; at one, Kahles told of his discovery wherein distillate emulsion destroyed lemon-tree scale. In the fall of 1901, the Society staged a flower show at Montecito Hall with exhibits of tropical plants, including some new plants introduced by Dr. Franceschi and 20 varieties of citrus from Gillespie's place.

Lawrence W. Fowler succeeded Kahles as manager about 1920 and soon witnessed a local Chinese tong war. At one time, much of the ranch labor was Chinese and many lived on the premises in "China Camp." One morning, four men stepped out of their bunkhouse and were surprised by a hail of bullets. No one was hit, but the four men quickly retreated into their quarters while the Chinese gunmen, members of the Bing Kong tong, dashed to the waiting auto and sped away. The ranch workers, members of the rival Hip Song tong, were apprehensive as four members of their tong had been killed in other parts of the state. Fortunately, the leaders of the rival tongs settled their differences in a

San Francisco meeting and the outburst on the ranch, never fully explained, was not repeated. Subsequently, for unknown reasons, Japanese workers took the places of the Chinese but, with the advent of World War II, they were replaced by Mexicans.

A 1917 map showed that 159 acres in the northern and eastern segments of the ranch were planted in lemons; grain was raised on the southern 35 acres and 70 acres remained unplanted. The vacant part of the ranch was covered by rough oak trees scattered among rocks so it was fenced for sheep to keep the weeds down.

Three reservoirs served the property. Near the northwest corner was a large concrete structure, measuring approximately 225 by 121 feet, set on the ground. It was so large that the local Flying A movie studio used it in a production about 1916. A painted backdrop depicted a Venice canal and gondolas moved around the reservoir. When the script called for a major fire, men ran behind the backdrop with long-handled torches.

Another reservoir was formed by a dam across Buena Vista Creek about 100 feet below the two stone pump houses. The dam has long since vanished but one pump house still remains. A third reservoir existed at the lower end of the ranch; its source of water was pumped from Romero Creek. Near the stone pump house, an early shop building stands; further east were two barns, a horse corral and garages. At one time, persimmon trees grew not far from the garages.

All lemons harvested on the Crocker-Sperry Ranch were boxed in the large stone packing house until 1941; after that lemons were sent to the Carpinteria Lemon Association for packing but a group of 12 Chinese men,

working on a year-round basis, moving from one area to another, picked the lemons on the Crocker-Sperry Ranch. The size of the individual fruit, as measured by a ring gauge, determined the harvest time and quantities of lemons to be picked while still green. A Chinese named Fung was boss of the mules pulling cars of lemons as they entered the packing house. Cars were then pushed where needed; some were placed on the open elevator for the second floor. If the existing market prices were good, the green lemons were placed in a "sweat room" where heaters hastened the ripening process. On the other hand, if prices were temporarily low, lemons were stored in a cool place for as long as several months, if necessary, to await better prices. Lemons were shipped in wood crates made from box shooK and Eddie Cota is remembered for his lightning speed as he assembled the boxes.

According to a collection of box labels, the ranch marketed its lemons under several different brand names, sometimes associated with Sunkist. In 1892, the label read *Santa Barbara Lemons* and depicted St. Barbara surrounded by the ranch name. Subsequent brand names were: *Montecito Valley*, *Bora no Hana*, *Las Fuentes*, *Fujiyama*, *Summerland* and two label designs for *Miramar*.

Joseph McGrath, an Oxnard rancher, was manager during World War II, after Fowler. McGrath was assisted by Elmer F. Robinson who stayed on the job for some 20 years. Shortly after the end of hostilities, Casimir, the son of André Poniatowski, came from France with his family to manage the ranch. It was not an easy eight years for Casimir for he never could understand the use of machines in Western ranching for he had been schooled in the use of hand labor. The family lived in a large two-story house which, like many other structures on the ranch, has been demolished.

Although there were changes in ownership within the families, the interests remained generally unchanged until October 8, 1964, when the East Valley Ranch Company acquired Las Fuentes (Crocker-Sperry) Ranch of 223 acres, still planted in lemons and avocados. The sale excluded 14 acres which Prince Casimir Poniatowski retained for a future home in Montecito but, after the death of his wife, he sold this parcel in 1978.

Since 1964, most of the property has been utilized by the Birnam Wood Golf Club. (See: Vol. II).

The Great Fire of 1889

July 27, 1889, was a hot Saturday afternoon but the night that followed was long remembered as three fires converged on Montecito. One fire came from over the mountains while the other two began on this side and all were understood to have been of careless origin. Before it was over, flames had devoured fields and homes between Summerland and the County Hospital, then near the foot of Salinas Street at the edge of Santa Barbara.

The fires began about 2:30 in the afternoon but several hours went by before they became threatening. By that time the combination of the blazes and a hot Santa Ana wind lifted the temperature in uptown Santa Barbara to a fierce 108°. Hot clouds of dust immersed with twigs blew a gale which persisted until 9:30 that night.

After two of the Montecito fires combined forces, the destruction centered in two general areas: Romero Canyon and Eucalyptus Hill. When the mountain fire began its course down Romero Canyon, it first consumed the modest cabin of a Spanish wood chopper. George Patterson's house was next before the fury of the



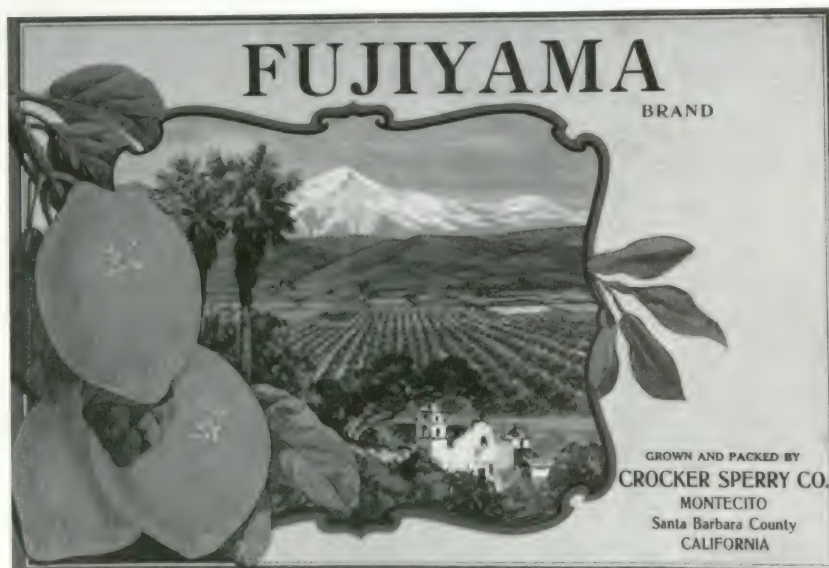
Las Fuentes had three reservoirs. A dam across Buena Vista Creek stored water for ranch needs in that area. Of the two stone pumphouses just above the dam, only the left one is still in place. A large reservoir was near the entrance on East Valley Road and, long ago, a third reservoir served the lower part of the ranch.

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Lemon Box Labels

The Crocker-Sperry Ranch marketed its lemons under several brand names over the years. These labels measured 12½ inches wide and were in vivid color; several are reproduced here. Two additional labels have been reproduced in color on this book's dust jacket.

Produce box labels such as these have today become known for their artistic merit, something that the original designers would never have imagined.



The Las Fuentes brand label, above, refers to the Las Fuentes Rancho by name, while the Fujiyama brand label does not. The latter label shows the Sierra Nevada range several hundred miles west of its actual location, forming a backdrop to the coast hills behind Montecito.

Left: Mel Robinson Collection



This early label, at left, is dated 1892 and denotes many local places of interest.

flames swept over J.N. Hiller's ranch to take his house, barn, fences and vineyard. Thirteen of his horses died from fright or suffocation. To the southeast, J.P. Van Granveld's house, barn, hay and orchard were consumed by the blaze.

The George W. Kimberly family watched in horror as their rented house (the old Lopez or Sanderson place) went up in flames as they barely escaped with their lives. "Now it is a mile away. In a moment with a giant leap, it was all around you," was one comment. And the Kimberlys could attest to this statement as they

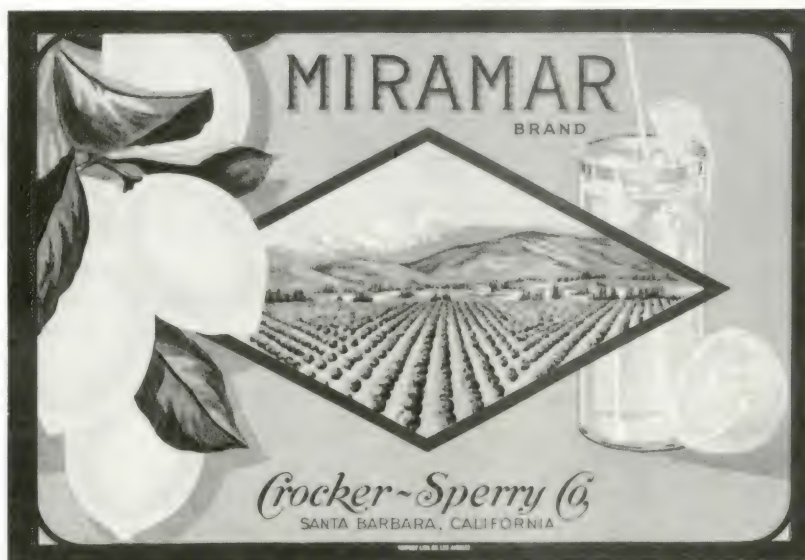


The Bora no Hana brand label presents an appetizing display of lemonade to buyers of the Crocker-Sperry fruit.

Mel Robinson Collection

The Miramar brand lemon box label combines lemons on a tree, lemonade, and an allegorical geography scene.

Mel Robinson Collection



The Summerland brand label (Summerland was the next community south of Montecito on the ocean shore) combines this artistic coastal view with classic columns.



While Crocker-Sperry had its own packing house, other ranchers formed the Santa Barbara Lemon Growers Exchange in the spring of 1896 as a cooperative marketing association. Among the 50 growers participating were a number of Montecito growers, namely: George E. Coleman, John M. Hunter, C.C. Felton, T.P. Izard and Isaac R. Baxley; Mr. Baxley headed the exchange for a number of years. For almost two decades the packing house was at the Montecito Street railroad crossing of the main line of the Southern Pacific RR. Blocks of ice were dropped in the top hatches to keep the interior of the refrigerator car cool. "California Boxes" is indicative of the local pride.

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rushed into the orchard and managed to survive by prostrating themselves on the ground with handkerchiefs on their faces. Overhead the leaves of trees withered in the intense heat.

West of the Hiller ranch and near the present Tollis Avenue, Captain Henry and Mrs. Jane Helen Tollis lost their \$14,000 home and Mrs. Tollis was slightly burned in her escape. There was nothing left but a chimney of the "elegant new residence . . . said to be one of the finest in that section." On the south side of Tollis Avenue, Walter and Elizabeth Humphrey lost several buildings but by hard work the family residence was spared. Subsequently, they moved to the tract now served by Humphrey Road.

Nearby, the Hartman house, occupied by the Crawford family, vanished in the flames along with the barn of Captain Thomas Tabor, a farmer from Vermont. Most of these losses occurred about midnight and by 3:30 Sunday morning the fire had largely run its course.

Continuing westward, near the present Park Lane, Mrs. E.E. Dinsmore lost a dwelling, outbuildings, farm

implements and 58 cords of wood. This time Goodrich and Johnston were fortunate, as a change in the wind direction spared their San Ysidro Ranch and its fine orchard, but two weeks later their fruit house was burned, perhaps the work of an incendiary.

John C. Pry, a furniture maker from Pennsylvania, lost his tools and a windmill. The family had planned to escape to Santa Barbara but a wall of flames diverted their course to Carpinteria. Some very recent plowing, previously considered ill-timed because it was so late in the year, saved the Gilchrist home.

One extension of the fire burned all the headboards in the Spanish cemetery of Montecito (on East Valley Road beyond Sheffield Drive) as the flames reached for the grass fields of the Ortega Ranch and the settlement of Summerland, recently started by H.L. Williams. The men Williams hired to fight the fire considered it hopeless but he rallied them into action. His house, then being remodeled, was saved but he lost his store and yards of fences. Two other Summerland houses were burned.

Several miles west, the fire spread over Eucalyptus

Hill, absorbing the pastures of C.E. Sherman and William Ealand in Sycamore Canyon. Superintendent Joseph D. Axtell was properly concerned as the blaze approached the County Hospital. Everyone who could handle a water bucket fought the flames that Saturday afternoon. Mr. Jerome C. Wilson, proprietor of the Black Hawk Stables, sent out a load of helpers and, other than the fences, the hospital property survived.

A private letter to the *Los Angeles Times*, probably written by Captain Tabor, gives a firsthand account of the terror that reigned that Saturday night:

I cannot describe, nor can any one imagine the horrors of that night. We were entirely surrounded by fire, with smoke and heat so intense that the chickens suffocated where we were at work. On the east our bee ranch, with a barn and several tons of hay; on the west our chicken ranch and a barn with a year's supply of hay and grain; on the south the Coates' place, and on the north the whole mountains and foothills were one vast sheet of flames. The wind blew so fiercely that it felled our windmill, but fortunately, not until it had filled the tank with water, and here we alone—for no one could come to us—fought for life and home, and succeeded in saving both. Fanny, my poor faithful horse, was burned so badly she had to be shot. Our young horse was burned but will get well. Our hens were lying dead all about the ranch, but we have no feeling but that of thankfulness in that our lives were spared.

About 10 houses with an aggregate value of \$60,000—\$75,000 were lost with little insurance to mitigate financial hardships. One man, Mariano Romero, who had lost everything, was more fortunate than the others for he held a winning ticket in a Louisiana lottery giving him \$15,000. Josiah Doulton led the efforts to raise funds for the fire victims in Montecito and Summerland and the proceeds of \$245.50 were distributed by a local committee.

Fortunately, no human lives were lost in the most widespread fire in the history of the coastal plains of Santa Barbara but "enormous numbers" of squirrels, snakes, rabbits and foxes did not survive.

As the chaparral was reduced to skeletons, the almost bare ground revealed a number of surprises and resulted in a wonderful tale which commanded a full column in the *Press* a few weeks later. Five days after the fire, one Felix Chastine discovered a blue flame emanating from an adit (tunnel) in Cold Spring Canyon. Within days, the flame vanished after a series of explosions but several weeks elapsed before the rock had cooled sufficiently to allow further exploration. On Sunday, August 18, Chastine and several friends followed the 400-foot adit until it terminated at a large cave, fully 150 feet square.



Built by Chinese labor in 1891-92, the lemon packing house of the Crocker-Sperry ranch had been idle for several years when this photograph was made in 1945. The large vents were necessary to provide proper ventilation for lemon storage. This stone building has been largely rebuilt and is now the clubhouse of the Birnam Wood Golf Club.

In this room was a "large throne of California marble" and Chastine promptly sat on the throne. Inadvertently, he touched a hidden spring which moved a large, perfectly balanced rock to reveal another passage. With flares, the men descended 48 steps to enter a room about 40 feet in diameter with stars painted on the ceiling. Another surprise was an iron chest with brass trim containing parchments of pounded metal covered with hieroglyphics. Equally amazing was a collection of 100 skin bottles; reportedly one was sent to a local chemist for analysis.

This "discovery" took place in an "Aztec Cave" according to Mr. Chastine whose statements lack credibility and whose very existence was doubtful. This fantasy revealed after a careful reading, an advertising scheme, for the "message" was "Rosenberg's Elixir of Life" spelled backwards.

While this cave was only a dream, other confirmed events followed the fire. One man, accused of starting the fire, was jailed and then released. During August and September, there were several small fires; the most threatening occurred in Sycamore and Cold Springs Canyons but a shift in the wind limited losses.

The "great October storm" of 1889 dumped eight inches of rain on Santa Barbara in four days to establish an all-time record for that month. Creeks everywhere overflowed and the bean crop was damaged. The downpour was heavier in Montecito; a cloudburst in the canyon back of the Buena Vista Tract ravaged a heavy masonry dam and carried 800 feet of two-inch pipe downstream for a full mile. In some places, Buena Vista Creek was widened as much as 50 feet.



Early one morning in 1889, the wooden predecessor of this stone orange packing house was destroyed by fire. According to legend, one party, angered by a Chinese worker living in the attic, achieved revenge by burning the packing shed and its only resident. The story is apocryphal but people still talk about the Chinaman's ghost.

Santa Barbara Historical Society

At left is a contemporary view of the former packing house. Known as the Plow and Angel today, the restaurant on the upper floor is noted for its excellent cuisine. The cocktail lounge in the basement where Harleigh Johnston made orange wine, often provides musical entertainment.

10

San Ysidro Ranch

For over 90 years, the San Ysidro Ranch has been a quiet place to stay. In the early years, it was somewhat remote from the city, the railroad and the Country Club. Consequently, news emanating from the resort was infrequent; conversely, the sense of privacy attracted many well-known writers and other celebrities seeking a respite from public attention.

The ranch has a long history. The present office was the adobe ranch house, built in 1825 or 1828, of Tomas Olivera whose father had been a sergeant when the Presidio began in 1782. William D. Foxen, a young Englishman, who gave up sailing the seven seas for storekeeping in Santa Barbara, married Eduarda, Olivera's stepdaughter, in 1831. A few years later the Foxens moved to the Santa Ynez Valley.

San Ysidro passed through several ownerships before it was purchased by B.T. Dinsmore in 1868. It remained in the family for 15 years during which time Anne Harriet Hosmer was born in her grandfather's kitchen on April 14, 1869. The small orchard became well known for its prolific orange trees.

Three years before Dinsmore died in 1881, he deeded 20 acres on the west side of San Ysidro Creek to J.H. Shepard who in turn sold the land to William Sargent in 1884 and then moved to the Carpinteria foothills where he established a country resort bearing his name. Subsequently, what had been Shepard's "lower orange orchard" passed into the hands of H.J. Husicamp and later was the site of the Live Oak Dairy.

Control of the ranch passed to O.D. Metcalf, another son-in-law, who sold 145 acres to Taylor Goodrich of San Francisco and John Harleigh (Harley) Johnston of Gloucester, Massachusetts, on June 14, 1883. Under revised terms, the price was \$20,000 of which half was paid down with the balance due one year later.

Johnston was the managing partner as Goodrich was busy with his stove and tinware shop in downtown San Francisco but the partnership was usually referred to as Goodrich and Johnston.

After four years of effort, the firm was receiving praise for the superior quality of its oranges and lemons, at which time the annual production was 300,000 oranges and 100,000 lemons. From one 17-year-old tree, Johnston picked 1,000 oranges during January 1888, 700 more on March 14 and carefully counted another 500 remaining on the tree. While above average, the tree was not considered exceptional, but, this tree, with each orange yielding a penny, returned a handsome \$22. At that time Montecito citrus lands commanded \$200 to \$1,000 per acre, roughly twice as much as Goleta lands. Goodrich and Johnston, who had made serious efforts to sell their ranch shortly after acquiring it, were now receiving rewards for their efforts.

Production continued to rise but there were doubts of survival because of approaching mountain fires in September 1888 and again the following July. The ranch escaped the holocaust but, in August 1889, a possible incendiary fire in the early morning hours not only destroyed the wood packing shed but also a shipment of citrus scheduled to go out on the morning train. Two months later work began on the two-story packing house. Measuring 29 by 34 feet, this stone structure today is called the *Plough and Angel* with the dining room upstairs and the bar and entertainment downstairs.

Early in 1891, Goodrich and Johnston established a retail outlet on lower State Street in Santa Barbara where they sold oranges, lemons, limes and nursery stock. As their output continued to expand, the part-

ners leased the old beach house at the foot of State Street for a packing shed. Located conveniently by the wharf, the firm was soon loading seven to ten tons of citrus on every steamer bound for San Francisco. Some portion of these shipments came from other ranches; eventually the fruit-packing business became the Johnston Fruit Company and for many years was an important local industry. In these same years, the demand for orange wine was increasing and many barrels of this product were aged in the basement of the stone packing house on the San Ysidro Ranch.

The Ranch Becomes a Resort

With all this success—Goodrich and Johnston enjoyed profits of \$100 per acre in October 1891—there

were several changes forthcoming. Perhaps the growing popularity of the Miramar Hotel was a factor which Johnston was tempted to duplicate or perhaps the increased number of visits by horseback parties to the San Ysidro Ranch may have stirred his interest. Picnic parties commenced riding out to the ranch in 1888; in February 1891, one group of winter visitors riding out from the Arlington Hotel approached San Ysidro over a well-graded road to receive a warm greeting from Johnston before going on to explore the canyon.

In the fall of 1892, Harleigh Johnston engaged architect Samuel Ilsley to prepare plans for a small hotel to accommodate 40 people. Recognizing the appeal of an ocean visit, Johnston contemplated running a daily stage to the seashore during summer months.

According to the hotel register, the first guests signed

San Ysidro Ranch welcomed its first guests in 1893. Some of the initial cottages are still extant but their appearance has changed with frequent additions and remodeling. The landscape has been altered as well, as small bushes and trees reach out in all directions. Most of the early cottages bear the names suggested by some natural object; Tacoma, one exception, defies efforts to locate its site.

Hauling his heavy equipment upon the roof of Geranium cottage, a photographer recorded this pristine scene years ago. The house on the left appears to have been a private residence. The other structure is probably Orange cottage which has been considerably enlarged. San Ysidro (Dinsmore) Canyon is in the right background.

Santa Barbara Historical Society



Rose and Geranium cottages as they appeared in the early days of the ranch with double roofs to ward off the heat during the warm months. The contemporary view of Rose, below, confirms that this feature was abandoned. The elevation of the unnamed mountain in the background is 2,710 feet.

Santa Barbara Historical Society



SAN YSIDRO RANCH

Cottages have been recently built. Oranges and lemons. A fine mountain stream flows through the property. All appointments are new and first class. Specially low rates for the Summer.

A number of Santa Barbara people responded to the summer rates by rustivating at the ranch. Among them were A.T. Ogilvy, John Edwards, George S. Edwards and Charles A. Fernald. As some of these names appeared several times, it can be concluded that their stays at the ranch fully met their expectations. Within a year after its opening, San Ysidro had become a popular resort.

Harleigh Johnston's personal life changed on September 30, 1893, when he married Mary Pritchard at

on January 25, 1893. The first name was Mrs. William Boericke, the wife of a San Francisco physician. Three others from San Francisco registered that day along with four people from Santa Barbara. The next entry was made on February 20 when four guests arrived from Cambridge, Massachusetts. Three people from Des Moines registered that same day. A week went by before the next person signed in but it was two weeks before the next guest arrived. By the end of March, the register contained 36 names, including Mrs. Henry W. Biddle of Philadelphia and her two daughters. The number of names registering during 1893 totaled 260, of whom 112 were from Santa Barbara.

Visitors found life on a citrus ranch delightful; one early guest wrote a poem about San Ysidro. In June, Goodrich and Johnston ran regular advertisements in the *Press* reading:



The oldest structure on the San Ysidro Ranch and probably one of the oldest buildings in Montecito is the adobe part of the office building—it dates back to 1825-1828.

the Trinity Church in Santa Barbara. The daughter of a vicar in Leamington, England, Mary had come to Montecito as a governess and then tutored children for a year or so before she married Johnston.

For some years the Johnstons lived on the east side of San Ysidro Creek but after a torrent swept through their home, they moved across the creek and occupied Creek Cottage, just north of the present dining room. Creek Cottage, where Ruth Johnston was born in 1902, was lost in the Coyote fire; the former linen shed was then enlarged to become today's Creek Cottage.

Dissolution of the Partnership

For undisclosed reasons, the partnership was dissolved and on January 16, 1895, in an "amiable partition of the property," Goodrich received five parcels as his share. From that date forward, Harleigh and Mary Johnston were the proprietors of the hotel and upper ranch. Goodrich continued to raise oranges on his part of the ranch for several years. In 1898, he created a 200,000-gallon reservoir by damming a barranca so that the reservoir had the appearance of a natural lake. By adding a large fountain, this water works became something of a tourist attraction. After several years, he sold his ranch and, in 1903, the property was acquired by Charles G. Emery who had already purchased considerable land in Montecito. By today's landmarks, this parcel was on the north side of San Ysidro Lane.

Harleigh and Mary Johnston had two interests: raising and packing citrus fruits and caring for guests at their cottage hotel. In both cases, they were dedicated, for example, they spent a year in Italy studying lemon culture. As a country place, San Ysidro became increasingly popular and gradually its reputation attracted a distinguished clientele. George E. Agassiz, a polo-playing member of the copper mining and naturalist family, stayed at the ranch in 1898-99 and while there he joined in the local games when polo was just beginning in Santa Barbara. Susan Hale, the sister of the



Horseback riding has been a popular ranch activity. Three guests and Al Weingand (right) are ready to leave for a ride along the trail up San Ysidro Canyon. This structure has been replaced by a new stable.

San Ysidro Ranch



Colorful gardens have always been a feature of San Ysidro and add to the delightful ambience of the cottage. Geranium cottage is partly sheltered by trees and shrubs.



Mrs. Driver and her two little girls, on a family stroll, pause near a private house not far from the San Ysidro Ranch.

Mrs. John F. Rock

Rev. Edward Everett Hale of Boston, was another winter visitor. In August 1906, the ranch was crowded with 60 names on the register at one time.

After Harleigh Johnston died in July 1914, his widow Mary managed the ranch with the assistance of her children, Ruth and Keith, until she died in 1932. During her time, a few more cottages were added and a small beach house was built near Miramar for guests going to the seashore. (It was sold in 1977.) In the years of Mrs. Johnston's management, some educators and literary people sought the quiet seclusion of San Ysidro.

The Rev. Endicott Peabody and his wife were guests in 1921. For a long time, he was headmaster of the Groton School but his early career included a parish in Tombstone, Arizona, during its wilder days. With her English connections, Mrs. Johnston drew John Gals-

After Harleigh Johnston died in 1914, his widow Mary capably ran the guest ranch until her demise 18 years later.

W. Holbrook Collection





In 1935, Al Weingand and Ronald Colman purchased San Ysidro. Al Weingand is shown here with his son Christopher many years ago. Christopher currently is engaged in the citrus business in Florida and Al is a real estate agent in Montecito. San Ysidro Ranch

worthy, English novelist and dramatist, and his wife for a three months' stay in 1920-21. Before leaving for Arizona, he wrote a short commentary that he considered San Ysidro as a dream of paradise which had once inspired Italian artists. Somerset Maugham and the American author, Winston Churchill, were among the other literary figures who found the ambience of the ranch compatible with their work.

In the three years following Mrs. Johnston's death, her daughter Ruth (Mrs. Wales R. Holbrook) managed the ranch not without difficulty as the adverse economic times depleted its clientele. For a short time it was closed.

In the spring of 1935, it was sold to Ronald Colman, an idol of the silent movies, and Alvin Weingand. Weingand, the son of a Nebraska hotel operator, followed his father's career as assistant manager of several hotels before he became manager of the Hollywood Roosevelt Hotel. He was also associated with the Samarkand Hotel in Santa Barbara in 1932 (built for a boys school and now a retirement home) and the Pine Inn in Carmel where Ronald Colman occasionally stayed. In the ensuing years, Colman and Weingand became friends and talked of owning a small country hotel. They searched around the world for the ideal place before deciding to buy the San Ysidro Ranch.

Alvin C. Weingand was resident manager of the ranch and both Weingand and Colman lived next door at *Verbois*, the former 11-acre estate of Henry Prevost. Initially, Weingand lived in the Prevost house, then the property was divided with Weingand taking the upper portion where he built a home. Colman dismantled the former Prevost house, replacing it with his own *Random House*. Jock Chapman of Santa Monica was the architect of both places.

As the co-owners had friends in Hollywood, it was not surprising that the movie celebrities "discovered" San Ysidro. Among the well-known film idols were David Niven, Audrey Hepburn, Groucho Marx, Gloria Swanson and Jean Harlow. Jack and Jacqueline Kennedy spent part of their honeymoon at the ranch. While every effort was made to ensure the privacy of distinguished guests, the names did leak out from time to time and some local people would drive around the ranch hoping to catch a glimpse of some famous person. To discourage sightseers during the busy summer season, Weingand placed a "Private—Guests Only" sign at the entrance which, during quieter seasons, ordinarily read "Welcome."

Ronald Colman died in 1958 and Weingand represented Santa Barbara in the state Senate from 1962 to 1967. In September 1965, Weingand sold the San Ysidro Ranch to Preston Kerr and others. The sale encountered financial difficulties, the ranch fell upon unhappy times and the dining room was closed in 1967. For some years, San Ysidro was awash in financial problems and extensive litigation before it came into the possession of Harvey Miller in 1972. Then, on June 1, 1976, the property was sold to James H. and Susan B. Lavenson of New York (where James had been president of the famed Plaza Hotel). The Lavensons have met the challenge of operating a small resort hotel (the 39 cottages accommodate 85 people) under prevailing conditions.



Above: Several additional cottages were built along the west bank of San Ysidro Creek in recent years. Willow, just beyond the left margin of this photograph, was built in 1982 and Weingand was constructed in 1983. Sycamore cottage was renewed in 1986 and now consists of three units. At far right is Jasmine cottage.



Right: George R. Agassiz, a Boston polo player who helped introduce the sport to Santa Barbara, was assigned to Oak cottage (seen here) when he registered on November 30, 1898. For his board, he was charged \$15 per week plus another \$3.50 for his horse's feed. An additional 30-cent tab was billed for firewood. Admittedly rates are substantially higher today but guests are no longer charged for firewood.



Southern Pacific trains began stopping "on signal" for Miramar patrons in 1892. The station shelter was erected later with the "common standard" station board giving its location along Southern Pacific's Sunset Route. On the other side of the tennis court (at left) is Sea cottage, which has been gone for years.

Two years after the railroad was built to Santa Barbara, Josiah Doulton's modest farm home consisted of these few buildings, but already a few guests were being welcomed and the name "Miramar" was established.

Doulton Collection



II

Miramar Hotel

This well-known beach resort had its beginnings as an orchard. Early in 1858, Thomas Crooks secured 51 acres from the Common Council of Santa Barbara at the nominal cost of \$40. Crooks held the property for seven years and then pocketed \$1,050 when he sold it to Robert S. Williams. There were several owners before the parcel came into the hands of Thomas Elwood Stanton in 1867. Stanton, formerly of La Porte, Indiana, began to develop the land when he built a house 200 feet from the beach, nestling among trees and flowers. Most of the area he planted in hay and barley.

On April 4, 1876, four years after the death of her husband, Sarah Stanton sold 20 acres to Josiah Doulton for \$3,000. (Two years later, she repurchased six acres from Doulton at his cost.)

Josiah Doulton was born in London in 1833. His father, John, was the founder of Doulton Potteries of Lambeth, London. Henry, Josiah's older brother, carried on the business, developing enamel glazes and receiving many awards which culminated in knighthood in 1887.

Initially moving to Australia, Josiah met and married Emmeline Ritchie when she was 17. Three children and nine years later the family went to London where two more sons were born. For health reasons, Josiah took his family first to North Carolina where Ethel was born in 1873. Soon thereafter, the Doultons moved to Santa Barbara and then purchased the Stanton property. Appropriately, they called it Ocean View Farm. The next year, utilizing seeds from England, Doulton was raising swede (part of the turnip family) which was considered to be particularly beneficial for dairy cows. Doulton planted fruit trees and two very large geranium bushes. Aided by a wind-

mill, the two wells yielded "splendid water."

To augment the limited income from the farm, Josiah worked as a court reporter and scored high marks in competitive tests. Subsequently, he was also in the real estate and insurance business.

There were changes on the farm. The new wagon road to Carpinteria clipped off part of the Doulton land and in 1887 Southern Pacific pushed its rails across the farm on its way to Santa Barbara. That was also an important year for Emmeline for she reluctantly consented to allow a San Francisco friend to spend the summer in the old red house amid flowers and lawns. With that, the beach resort began.

In 1889, a separate cottage of cloth and shakes accommodated guests and the Doultons were committed to sharing their farm with outsiders. When Mrs. Doulton remarked that she must have a name for her place, a friend thought of the name of Archduke Maximilian's palace at Trieste and said, "Why don't you call it Miramar, which means 'behold the sea'?" Emmeline was taken with the name and in her usual prompt manner ordered a sign the next day.

More visitors came each year and, by 1892, the fame of Miramar was evidenced by 40 guests. Commencing in June that same year, Southern Pacific stopped its trains at Miramar on a flag signal, a convenience for both winter visitors as well as those coming from the city for the day. For a long time the cash fare from Santa Barbara was 10 cents but in 1906 it was reduced to nine cents which displeased the train conductors as their pockets were filled with pennies.

The Doulton family was maturing rapidly and becoming more active in the community. Harold J. (Harry) Doulton (1868-1928), in the retail fuel business, was ready to deliver a ton of coal to any part of

A fireplace and doors swinging into the kitchen break the monotony of the north wall of the old dining room. Not surprisingly, most tables were located along the view side. Starched linen tablecloths were the normal pattern along with the ice cream chairs.

Doulton Collection



town for \$12.50 in the 1890s. For his next venture, he joined Louis Jones to raise cattle on their Los Posas Ranch near Coalinga in the San Joaquin Valley. After his father (Josiah) died in 1903, he returned to Santa Barbara to manage the Union Commission Co. (hay, grain, coal, etc.) until 1907 when he left to assist his mother (Emmeline) with the hotel, assuming full responsibility after she died in 1910. Elected to the County Board of Supervisors in the fall of 1906, Harry Doulton became chairman two years later, a post he held until he resigned from the Board in September 1915.

Josiah and Emmeline's family had its share of sadness. The first baby girl died in infancy; George, the dentist's son, died at the age of 33 and Cyril was only 30 when he died a few years later.

(James) Leslie Doulton was engaged in farming when he married Harriet Dorr Schäffer in early 1896. Four years later they hired David B. Trace to build their house on the ocean bluff just west of Eucalyptus Lane, on land previously owned by Elizabeth A. Humphrey. They called their home *Edgecliffe* and many years later it became part of a popular beach club (see: *Edgecliffe*).

Ethel Doulton's 21st birthday was celebrated on November 16, 1894, when her parents gave a party for her with 100 guests. She was musically talented and was active in theatrical productions, performing in community benefits. Her marriage to Louis Stotts of Stotts-

ville, New York, on November 28, 1900, was the first event in the new edifice of All Saints by the Sea Church. With the congregation sitting on folding chairs—initially there were insufficient funds for pews—the ceremony was performed by Bishop Joseph H. Johnson and Rev. M.M. Moore. Marion Hooker was the maid of honor and the bride's three little nephews, dressed in sailor suits, formed part of the procession. After the ceremony, the wedding party and guests walked over the field to the reception in the Doulton home. Later the new couple boarded the train for Los Angeles to begin their honeymoon. For a year or so, they lived in New York, but then returned to Santa Barbara to maintain their home. In describing the wedding, the *Press* commented that "the celebration . . . was the swell function of the season."

Miramar reflected the special qualities of Emmeline Doulton. In a memorial written shortly after her death, several characteristics were mentioned: "sagacity and effectiveness, tact, kindness, self-sacrifice, an unusual quality of kindly humor, judgment and skill in helping people to enjoy each other."

In the 1890s, when the hotel had a smaller clientele, the drawing room was the evening focal point for music, games for all ages and "pleasant meetings with pleasant people." Josiah Doulton's "delightful voice" sparked many evenings as he read or told stories. The same spirit was responsible for the organization of a private



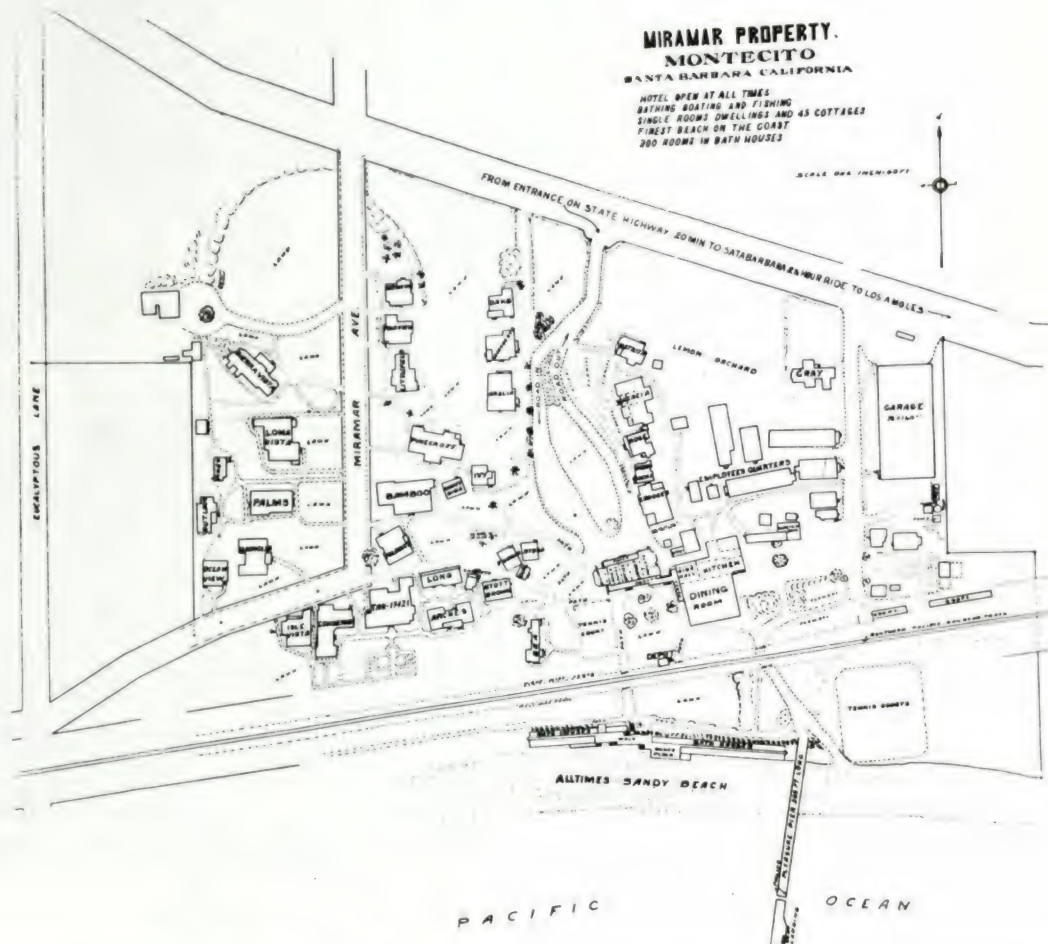
On the front porch of the north side of the office building in 1918. The Doultton family residence was at the east end of the building (left); adjoining was the library, with heavy leather chairs where men smoked their cigars. The entry and office were combined in one room, which was next to the ladies Blue Room (lounge). The pool room, which had two tables, was also used by clothing manufacturing representatives to display their wares. Today this room is El Regalo, the hotel shop. Upstairs were a half-dozen hotel rooms served by a solitary bathroom.

Doultton Collection

The family cat, perched on a folding chair, catches the last of the afternoon sun by a window in the south side of the ladies' Blue Room. Walking along the building and continuing under a covered walkway, one came to the old dining room (center). Around the early 1930s, the other facility was incorporated into a new, enlarged dining room.

Doultton Collection





Although there have been many changes since this map was drawn in the mid-1920s, some buildings have retained their original locations—particularly those along the east side of Miramar Avenue and on both sides of the entrance road. Major changes include the conversion of part of the garage to an auditorium, new accommodations and swimming pool in the lemon orchards and relocation of Gray cottage. The wharf and bathhouses are gone but some oceanfront cottages now overlook the beach. The office (now only one story), dining room and kitchen have been moved closer to the highway. New cottages have been erected on the west side of Miramar Avenue.

Doulton Collection

From left to right are Tak-it-izi Arches and Stott. With three other cottages at the southwest corner of the former Doulton property, they are privately owned, and have not been part of Miramar for many decades.

Doulton Collection





Although there were many changes in the sleeping accommodations after 1940, these cottages along the east side of Miramar Avenue retained their original names and locations. From left to right, they are Pinecroft, (Bamboo is hidden), Littlefield, Fairview and Arroyo. Most of the names were suggested by a particular view or natural landmark. The five cottages in a row on the northeast side of the main office also bore numerical designations. Cherokee cottage, for example, could be called No. 1 (with repeal of Prohibition, No. 1 was converted into a cocktail lounge).

Doulton Collection

The Doultons took personal pride in the flowers, shrubs and trees of the Miramar gardens. This early picture, taken just inside the main stone gates (later relocated), shows the lavender-flowered ice-plant border and daisies just beyond. Parking spaces occupy much of the foreground today but Aralia cottage, in the background, is undisturbed.

National Archives



Miramar had many amenities to draw visitors; certainly the broad, beautiful beach was the stellar attraction. In the background are the Edgecliffe Beach Club (center) and private beach houses.

Doulton Collection

theatrical given in the hotel dining room in June 1896. A little comedy titled "Which is Which," presented by the guests and Ethel Doulton, delighted a large audience of Santa Barbara and Montecito people. After the whimsical show, the Montecito Spanish Band played for a dance.

The Doultons were strong supporters in the establishment of the Episcopal Church in Montecito. With others, Mrs. Doulton participated in the formation of the Union Sunday School where she was one of the first teachers and then superintendent for some five years.

And in August 1896, the Doultons arranged an afternoon lawn party to benefit the proposed new Episcopal Church of All Saints with the hope that sufficient funds would be garnered to erect a church by the next Christmas. They did not reach their goal immediately but it was one step along the way. Emmeline continued to work for the church; with the older boys in her class, she raised the necessary funds for materials which the boys, with a little help, used to build the pulpit.

The hotel kept expanding; every year or so a cottage would be added. In 1901 four cottages were added at a total cost of \$4,500 and by 1910 there were 29 structures on the grounds. The main building housing the kitchen and dining room was erected in 1906-07.

The Doultons provided all kinds of diversions for

their guests. In April 1894, the *Chispa* "arrived from up the coast" and tied up at Miramar wharf. Owned by the Doultons and perhaps others, the gasoline launch, able to seat 30 people, took hotel patrons on fishing expeditions. The next year, after being beached and thoroughly overhauled, the *Chispa* was launched again.

In the summer of 1906, when the Miramar wharf was renewed and pushed 500 feet in the ocean, C.E. Linzee, manager of the hotel for a short time, spoke of scheduled boat service to Santa Barbara six times a day. Apparently nothing happened here but the hotel had unusual visitors at that time; food was scarce in the mountains so coyotes came down for an unannounced meal in the chicken pens of the hotel.

"Miramar" was a popular name in California; there were no less than a dozen corporations using this name. In the spring of 1905, Richard Sykes of Iowa announced extensive plans for improvements on a 10-acre parcel immediately east of Doulton's hotel. Called the

*The Miramar wharf, besides providing a convenient landing place for Montecito residents, also served as an alternate landing when Stearns Wharf in Santa Barbara was temporarily closed. In the late 1920s, during the repiling of Stearns Wharf, the shore boat of Bill's fishing barge picked up patrons at the Miramar wharf. This wharf was repiled in the early 1930s and was removed about two decades later. (The Biltmore Hotel wharf was dismantled during the winter months of 1983.)

In the days of long bathing suits when the beach was wide, the adults' standard beach paraphernalia consisted of back rests and umbrellas; toy pails and shovels were brought for the children. One of the two Miramar rafts lies beyond the breakers (the breakers were usually far more imposing than on this day). At far left is the Miramar wharf.

Doulton Collection



From the wharf we view the crowded beach, already active as more people came down the stairs to ask Chickee for a bathhouse. Above the changing rooms is the sun room and, in the other direction is the railroad shelter with tall eucalyptus trees as a background.

Doulton Collection



Miramar Tract, Sykes talked of roads for his subdivision, a pier and a relocation of the creek. The roads were built and the lots were sold without the other amenities. (Sykes' former home by the railroad and west of Miramar still stands near Eucalyptus Lane.)

Another subdivision, the Miramar Land and Water Company, was formed the next year by the Fithians, taking the name "Miramar" already used for their ranch in Carpinteria. Subsequently, the Miramar Company was incorporated April 15, 1907, to hold title to the resort. Emmeline Doulton held nearly all the outstanding stock. (A few months later, the Cold Spring Tavern on San Marcos Pass, another Doulton property, was transferred to the Miramar Company. The tavern was sold in 1941 to the family of the late Earle Ovington, the famous aviator.)

Guest entertainment included billiards; two tables were in the pool room which is currently used as the shop (*El Regalo*). Several tennis courts for guests or for matches and a small nine-hole golf course were among the facilities. A different kind of activity was the match conducted in the fall of 1908 by the Southern California Whist Association.

But the greatest attraction was the wonderful, wide sandy beach dotted with large colorful umbrellas and back rests. For those going beyond the surf—at times formidable for a small boy—the life raft was a reasonable destination for swimmers. Not only were the sand and sea popular with vacationers but the town people swarmed the place on warm days.

Crossing the railroad tracks (50 feet west of the present path), one descended a few stairs to a deck between two long rows of bathhouses, the ladies' dressing rooms in one direction and the men's in the other. In charge of these changing rooms was a Chinese gentleman, Chickee, who met the challenge of overflow crowds with aplomb. His solution was simple and logical: assign the same dressing room over and over again as long as people came down the stairs and confronted him.

Things were sometimes confusing on crowded days in part due to the absence of adequate lighting. One man, after his swim, retreated to the bathhouse to put on his street clothes but mistakingly walked out wearing the entire suit of another man!

Stories of unusual events at the Miramar have become part of Montecito folklore and one story is linked with the pioneer days of the Lockheed Aircraft Corporation.

The Loughhead brothers (pronounced "Lockheed") had a small aircraft factory near the foot of State Street and took passengers for short rides in their seaplane. The charge was modest but the additional income was important to the survival of the company.

One hydroplane landed slowly on the water by Miramar on Sunday morning, August 27, 1916, and commanded the attention of the 200 people on the beach. Just before the plane settled down on the water, two figures dressed in bathing suits climbed out of the plane and created much excitement when they dove in the water. The swimmers, Prynce Hopkins and Margaret Waterman, frolicked in the water for a half hour and then flew back to Santa Barbara. Hopkins, the son of Mrs. C.H. Hopkins of *El Nido*, the showplace at Pedregosa and Garden Street, next to C.B. Hale's residence, ran *Boylard*, a progressive boys' school. Margaret, the daughter of Isaac Waterman, first married James B. Canby and then Edmund Wilson, the well-known writer and critic.

One large eucalyptus tree, not far from the special railroad cars of today, marks the west side of the former dining room. Around the late 1920s, the old dining room was enlarged to seat 150 and May Eichorn had the impossible task of finding window tables for all who wanted them. The Doulton family's corner table had a fine view of the ocean.

The management took pride in its food. Fresh fish was a specialty and in later years Charles Olafson, an old Norwegian, took the *Miramar* out every day to catch fish. Guests were welcome on these excursions but it meant getting up at four in the morning.

Flowers were everywhere, coming from the gardens well kept by Elmer W. Morehouse and his crew to the dining-room tables and into the cottages. "Spartan" might be one way to describe the simple furnishings of the cabins; for example, wood stoves provided the only heat on cold winter mornings. However, Chickee trundled a wagon of kindling wood to each cottage and started the morning fires. And for those preferring meals in their cottages, busboys made deliveries on bicycles with loaded trays carefully balanced in one hand.

While the dining room occupied an important part of the main building, another section was used for lectures or for displays of traveling representatives of eastern firms. For shoes, ladies came to the Miramar when the I. Miller representative was on hand and Frank Brothers provided shoes for men. In the early 1930s, Brooks Brothers had no branch stores on the Pacific Coast; instead, Mr. Gorman, a charming gentleman with a wax moustache, would take measurements, note the sample selected, collect \$50-\$65 and within a few weeks the client's suits would arrive by mail.

These pleasant amenities assured a steady patronage. Guests arriving at Miramar station by train enjoyed the shower of geranium petals on their arrival. The hotel had its share of distinguished guests such as the Studebakers, Theodore Roosevelt, Jr., members of the duPont family, and so on. Even a "President



The Miramar Garage, built in the later 1920s to replace a small garage east of the dining room, was the only part of the hotel making any money in the 1930s, according to Harold S. Doulton (in dark suit next to gasoline pump). Francis P. Cooney (white suit) dispensed the products of the Associated Oil Co., a California petroleum firm absorbed by others long ago. John Blaine (white shirt) doubled as garage mechanic and "first mate" on the fishing boat. The later widening of the highway swept away the front of the building and the remaining structure is now the auditorium.

Doulton Collection

Wilson" registered in August 1913 but the identity of this impostor was never discovered.

The popularity of Miramar was evident in May 1916 when accommodations for the coming summer and the next winter were fully reserved. And most of the rooms and cottages for 1917 were already committed.

Harry J. Doulton, after a two-week bout with pneumonia, died March 30, 1928, leaving a widow and two sons, Harold and Robert. Robert H. Doulton was married to the former Virginia Bartlett but the task of managing the hotel fell upon Harold so he returned from the San Joaquin Valley where he had been manager of Los Posas Ranch. Harold married Gladys Keeney, the daughter of banker Seth A. Keeney who had lived in Montecito.

Seth A. Keeney

Born and raised in Brooklyn, Seth A. Keeney studied at Bellevue Hospital before switching to the life insurance business, first in Colorado and then in Los Angeles. During the first decade of this century, Keeney alternated his residence between Los Angeles and Montecito, reflecting his business activities. After sell-

ing his first Montecito home to C.E. Loss in 1905, Keeney purchased more land along the western segment of San Leandro Lane which had been the John M. Hunter ranch for many years. Here Keeney built his new home, *Ivydene*, which was finished in early 1909. The entrance was at Miramar Avenue (formerly Ocean View Avenue) and San Leandro Lane (the stone gates still stand) and from here the driveway headed north and, after crossing a stone bridge over Oak Creek, curved around before terminating at the residence and garage. In 1918, Seth Keeney was named president of the First National Bank and moved in town the next year.

Back in 1916, Keeney had formed the Monte Vista Tract, extending south from the road of the same name to San Leandro Lane and easterly from San Ysidro Road to Miramar Avenue (this part was once Oak Grove Avenue). In the fall of 1921, Keeney sold his *Ivydene* and the surrounding 26 acres to subdividers who created 27 lots, mostly about one acre in size except for the four acres around *Ivydene* which, with the house, were sold to Andrew M. Green.

Two new private roads were created when the Ivydene Park subdivision was formed. Ramona Lane bisected the tract, using the bridge across Oak Creek



Completed in 1909, Ivydene was sometimes the residence of Seth A. Keeney and his family, including his daughter, Gladys, who became the wife of Harold S. Doulton. Keeney, a Santa Barbara banker, sold Ivydene after he had moved into the city. The estate was subdivided into smaller lots and a fire destroyed the house in 1923.

which had been part of the driveway to *Ivydene*. Because the subdivision blocked the southern access to *Ivydene*, a new entrance was built from the east which became Green Lane.

The tenure of the Green family in *Ivydene* was brief; late in the evening of April 12, 1923, a fire, believed to have started in the kitchen, damaged the house extensively. At that time there were no fire hydrants nearby so the fire department had nothing but chemical extinguishers to combat the blaze. For a time, the Greens lived on the Coast Highway, then sold their property and moved elsewhere.

Harold Stevens Doulton (1890-1951) is remembered as a congenial man who continued to run Miramar in the formal, gracious style (with costly overhead) in keeping with its traditions. In the 1930s, adversities crowded in from all sides. Many of the former, regular patrons could no longer afford the luxury of extended vacations and the travelers who could afford them preferred to stay at the Miramar for one or perhaps two

nights and then move on. Caught in the squeeze between declining patronage and fixed costs, Doulton had to borrow money from the Security-First National Bank just to meet operating expenses.

There was also the major loss of the beautiful beach attributed to the construction of the Santa Barbara breakwater during 1927-1930. The sand did not immediately disappear but, year by year, it vanished down the coast. In May 1937, the Miramar Company filed a claim against the city for damages which was denied two years later. The matter then went to court where the judge ruled that the city was not liable. The case was appealed but the State Supreme Court, in November 1943, upheld the lower court's decision.

Already things had gone from bad to worse. The bank foreclosed and the property was sold to Paul Gawzner as of November 3, 1939.

The next year, Gawzner began his sweeping changes. The main building was moved closer to the highway and turned in a different direction. All of the Miramar structures were repainted; the walls were painted white

and the roofs a bright blue to attract automobile tourists. The widening of the highway took a strip along the northern boundary which yielded a helpful cash inflow. During the Second World War, the U.S. Government leased the hotel for a rehabilitation center.

When the property was returned to private ownership, Paul Gawzner started a major expansion program. An additional 150 rooms were provided when several buildings and cottages were built. When the highway had been widened, the front part of the Miramar Garage was demolished and, to serve conventions and local meetings, the rear half was converted to an

auditorium. More tennis courts and a swimming pool were added but the most unusual feature was the installation of two railroad passenger-train cars. Located only a few yards away from the Coast Line of the Southern Pacific, one contains a coffee shop and kitchen which also serves outdoor tables on the deck. Shortly after each noon, the northbound *Starlight* (formerly the *Daylight*) goes by on its way to San Francisco which adds a variety of comments during the luncheons. As the first guest arrived in 1887, Miramar is now in its second century and is the first resort hotel in this area to achieve this distinction.



The original office building was moved closer to the highway and prominent lettering was added to identify the Miramar Hotel to passing motorists. It was in the early morning when this picture was taken in March 1987; later in the day the deck chairs were occupied by the sun worshipers.



It was President Benjamin Harrison's visit to Santa Barbara in April 1891 that sparked the first of six annual Spring Flower Festivals. The President and his party formed part of the parade which began shortly after his special train arrived at 4:30 p. m. and, starting at Gutierrez Street, proceeded up State Street.

The Spanish Cavalcade, under the command of Carlos del la Guerra, shown here with special aide Alston Hayne, led the procession. The arch, in honor of the visiting president and also recognizing his grandfather, William Henry Harrison, who was president for only one month in 1841, was erected near Victoria Street not far from the reviewing stand.

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The Flower Festivals of the 1890s

There had been some flower shows before but it was the visit of President and Mrs. Benjamin Harrison on April 24, 1891, that sparked the first of six annual spring Flower Festivals in Santa Barbara. Charles F. Eaton, having previously lived in Nice, liked the festivals there and brought the idea to Santa Barbara, so when the Harrisons arrived for just a few hours, they found State Street decorated. Schoolchildren scattered flowers in advance of the procession but the most outstanding feature was the great floral arch by the Arlington Hotel.

Encouraged by the public response and the expressions of appreciation from the President, the festival became an annual event. In 1892, the Flower Festival Association of Santa Barbara, California, was incorporated to be managed by trustees and supported by donations and modest dues. Roland Hazard, transplanted from Rhode Island, was president and Eaton was vice president (Hazard's daughter, Caroline, was president of Wellesley College from 1899 to 1910).

Eaton directed the decorations of the buildings. Other features in the four-day celebration, largely staged in the Agricultural Pavilion, in 1892 included a floral reproduction of a Montecito Canyon, a Battle of Flowers and a Grand Carnival Tournament. The carriages in the procession were fully decorated; sometimes they were overwhelmed with flowers and 50,000 roses on a single vehicle were not unusual. In 1894, three arches of flowers spanned State Street.

Dr. Lorenzo G. Yates, previously well identified with floriculture in Santa Barbara, took the responsibility for the entire Flower Show.

Each program was a challenge in the effort to be more spectacular than the year before. However, as the time for the 1895 festival drew near, the fairground

pavilion suddenly burned to the ground on April 6, just 10 days before the opening. A rescue committee, largely composed of men previously associated with the festival, went to work. Besides Eaton and Hazard, the committee included Dr. Richard J. Hall, R.R. Whitehead, Clinton B. Hale, W.W. Burton, I.R. Baxley, R. Kinton Stevens and S.P. Stow. Essential funds were gathered and a new pavilion rose on a tennis court near the Arlington Hotel. The 1895 festival was considered "as the most successful of any in the series."

The success of the Santa Barbara Floral Festival brought about its downfall as other California cities capitalized on the idea. Several other cities staged similar events in 1896, the last year of the Santa Barbara festival.

A demonstration polo game was one of the highlights in 1894 and the other was the horticulture exhibit of the Southern California Acclimatizing Association, operated by C.F. Eaton and Dr. Francisco Franceschi with a nursery in Montecito. This exhibit included 20 varieties of palms, 40 varieties of tropical and semi-tropical fruits and many trees and shrubs, including some 50 exotic plants previously unknown in the United States.

Dr. Franceschi (1843-1924) was born in Florence, Italy, as Emanuele Orazio Fenzi. Although trained as a lawyer, he had a lifelong interest in horticulture. After financial reverses in 1889-90 which closed the family-owned bank, he adopted the Franceschi name and came to California. Moving to Santa Barbara in 1893, he formed the Southern California Acclimatizing Association and, during the next two decades before he returned to Italy in 1913, Dr. Franceschi had several partners including C.F. Eaton, Peter Riedel and Ralph

Stevens. In 1905, Dr. Franceschi built a home on Mission Ridge Road in Santa Barbara and two years later he resigned from the Association. *Montarioso*, the

Fenzi family home, was purchased by Alden Freeman in 1927 and donated to the city in 1931 to become Franceschi Park.



This view of the parade passing the review stand is from the tower of the Arlington Hotel. Near the center of the scene is the Washington School; beyond it is the Mission. Near the right edge, above the curiosity shop, is the First Baptist Church. Santa Barbara Historical Society

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The success of the celebration prompted another the following spring. The abundance of flowers from Santa Barbara and Montecito gardens provided the spectacular displays in vibrant colors. This flowered arch, at de la Guerra Street, frames the First National Bank building (left) along with the maze of telephone poles. The Clock Building stands behind the furniture and carpet house of Francis H. Knight (who was also an undertaker). Behind the right arch is the Santa Barbara County Bank.

Santa Barbara Historical Society

A luxurious display of flowers from Montecito filled the corner of this room. Santa Barbara Historical Society





The flowered entry of the Santa Barbara Country Club (above) won first prize in 1895; probably the theme supported by each rider holding a large flower was a winning reason. George McComber, of Show and Hunt (grocers), is in charge of the team. His wife sits with him. Large front-wheeled bicycles (below) afforded large areas for decoration which their owners proudly display in front of W.H. Woodbridge's real estate office at 1006 State Street (center). Across Carrillo Street is the City Pharmacy in the Clock Building.

Both: Santa Barbara Historical Society





"Tropical Montecito" is the title of this float swamped by vegetation. Charles Carter's Fashion Livery Stable, just below Cota Street, and the Santa Barbara Curios and Shell Store form the background.

Santa Barbara Historical Society



One of the most illustrious inhabitants of early Montecito was Captain A. L. Anderson, the former master of the famed Mary Powell who held long-established speed records on the Hudson River. His house on upper Hot Springs Road formed part of the estate named Stonehedge, a name still recognized today.

Santa Barbara Historical Society

Upper Hot Springs Road

Entering Montecito from Santa Barbara, one of the principal ways is Hot Springs Avenue. Initially, the road points in a generally easterly direction until it joins Olive Mill Road where it turns abruptly northward to continue for another mile and one-half in the direction of the source of its name. The road was created about 1875 and was one of the earliest named roads in Montecito. The "Avenue" in its name became "Road" on August 3, 1931.

Early accounts of Montecito often refer to Dinsmore, Hayne and Bond as the "three colonels" who arrived from the east in the late 1860s. Coming from Indiana, Col. Silas Bond bought his first land in Montecito at the upper end of Hot Springs Avenue in November 1868. The seller was James L. Ord who had acquired the 40 acres from the original grantee, Acton Gerach, in 1860. Over the next four years Bond purchased additional property to bring his holdings to about 100 acres but then began to sell off parcels, the first being 22 acres, which later comprised part of the Riven Rock estate.

It was the beautiful view of the lowlands and ocean that triggered Col. Bond's initial purchase. Then he went to work. After four determined years, Bond transformed a rocky brushy terrain into a fine garden around his home. It was said that the colonel was "growing 33 kinds or generic classes of fruits, embracing 106 varieties" of which two-thirds were beginning to bear. Improvements continued and his "ornamental grounds" were mentioned in several letters and articles.

In September 1883, after the old water flume had become decayed, a new one was built extending from the stables below the hot springs resort to the Bond place. From there it continued through Thompson's property (near the site of the big grapevine) before terminating on German Senter's farm. With irrigation,

Col. Bond's 60 orange trees were flourishing. Bond also possessed one of the principal olive groves in Montecito along with Hayne and Dinsmore and his camellias and many varieties of roses received favorable comments.

Silas Bond took an active interest in community affairs and was in a position to loan money to individuals. For some time he owned the Santiago Ranch near Santa Ana but in the fall of 1878, he subdivided and disposed of this property. Bond also had his share of adventures. For example, while stalking rabbits with John Myer in June 1881 in Montecito, they realized that they, too, were being stalked by a lion, but were able to shoot and kill him before they were harmed.

In December 1884, the Bonds sold their modest Montecito home and surrounding 50 acres to Mrs. Sawyer. Perhaps the move to Chapala Street in town was to escape the unhappy memories of the death of their only child in 1877 because of diphtheria. The Chapala Street residence was short-lived and the Bonds resided at 1100 Garden Street for many years where Silas Bond died September 24, 1909, at the ripe old age of 81.

While the Sawyer family lived on the west side of upper Hot Springs Avenue, the Andersons lived on the east side down the road a short distance. Capt. Absalom L. Anderson is part of the illustrious heritage of steamboating on the Hudson River.

Capt. Anderson had the *Mary Powell* built in 1861 and, though it was often challenged, it was the fastest boat on the river for many years. When the captain retired in 1877, one of his sons took the wheel but the steamboat outlived this son before ending its 60-year career.

Capt. Anderson and his wife had eight children; most of them lived in the east but two daughters form



Lined with pepper trees, once so common around Montecito and Santa Barbara, Hot Springs Road points to the Santa Ynez Range. Before reaching the hot springs, the road disintegrates into a mountain trail.

Santa Barbara Historical Society

part of this story.

Commencing in 1877, Anderson began visiting Santa Barbara and became a permanent resident in 1884. That year he bought two lots and a house from I.R. Baxley who then moved down the road. The following year Anderson bought an adjoining lot from W.M. Eddy to bring his holdings to over 13 acres which was named *Stonehedge*, a name still in use today. Anderson soon took part in the community by investing in real estate and by opening his home in 1885 for a benefit concert for the Montecito Hall building fund.

One daughter, Helen Mary, married Clarence Postley in New York in the late 1870s and, after the death of her husband, returned to Santa Barbara where she was socially active. The other daughter, Nathalie, married Edwin H. Sawyer in November 1889 and some of their descendants still live in the community.

In the fall of 1895, Capt. Anderson, then 75 years old, was injured when his cart was upset by a runaway horse. For a time the prognosis was encouraging but he took a turn for the worse and died at *Stonehedge*. His wife had succumbed a year earlier.

Stonehedge was sold to outside parties who defaulted on their payments, so it reverted to the family. Mrs. Postley, by now a widow, traveled a good deal and while in Monte Carlo she met Mrs. Robert Louis Stevenson, the widow of the famous author and then a resident of San Francisco's Russian Hill. The conversations of the ladies included California and Mrs. Postley wove a fascinating story about *Stonehedge*, its fine old

trees, its spring water and the legend of the ghost of the beautiful princess. Finally Fannie Stevenson said that, if after seeing it, the place lived up to her expectations, she would buy it.

On her return to California, Mrs. Stevenson found *Stonehedge* even more lovely than expected so she agreed to buy it in November 1907 for \$15,000. The next year she sold her house in San Francisco (it had escaped the fire) and moved to the warmer climate of Montecito. And once she moved in, things began to happen. The house, according to the account of her youngest sister, was a "well-built but old-fashioned affair of an unattractive type, with imitation towers and gingerbread trimmings, and at first sight her friends assured her that nothing could be done with it. Architects, when asked for advice, said the only thing was to tear it down and build a new house. But instead, she called in a carpenter from the town and set to work on alterations. When all was done the house had a pleasant Southern look that fitted in well with the luxuriant growth of flowers and trees in which it stood, its red roof made a cheerful note in the landscape."

In the early decades of this century, Santa Barbara matrons followed the custom of being "at home" at tea time to receive visitors on selected days of the month. These days were announced in the press; should it be necessary to cancel the regular visiting day, a negative announcement would appear in the paper. Mrs. Stevenson was among those holding regular visiting days and

took an active part in the social whirl of the town. For example, in November 1909, she honored Dr. and Mrs. Gilbert V. Hamilton, McCormick's psychiatrist, with a luncheon for eight at the Country Club. The next month she gave a large reception at the same location for Austin Strong, the popular playwright. Lloyd Osbourne, another playwright and author, and Mrs. Frank Norris, wife of the novelist, were among the

throng. (Lloyd Osbourne and Isobel Osbourne Strong were Mrs. Stevenson's children and Mrs. Strong was the mother of Austin Strong.)

After Fannie Stevenson died in February 1914, Isobel Strong moved from *Stronore*, her place on Oak Road and almost opposite the Norris house, to *Stonehedge* where she lived for many years with her second husband, Edward Salisbury Field, also a writer.

After Captain Anderson's death, his house was sold to parties who subsequently defaulted on their mortgage, so the captain's heirs once again owned the house. Mrs. Robert Louis Stevenson, widow of the famed author, heard about the house while traveling in Europe and after seeing it, she purchased it, much to the dismay of her friends. Even architects gave up any thoughts of remodeling but, working with a carpenter, Mrs. Stevenson converted it into this pleasant-looking structure.

I. A. Bonilla Collection





The Grove House was a quiet French restaurant along the county road in Montecito when the staff posed for this scene, probably shortly after it was opened in 1893. Montecito Creek passed through the property; it was located to the left of the "artificial geyser" in this view. When the restaurant moved to a new site and took a new name, the Grove House was used for nefarious purposes. All that ended abruptly after Sheriff Nat Stewart drove by one Sunday afternoon and was shocked by what he witnessed.

Santa Barbara Historical Society

Le Chalet and All Saints by the Sea Church

Humphrey Road bisects the land which Walter and Elizabeth Ann Humphrey bought in 1893. An Englishman, who became a citizen of the United States in 1856 during a stay in Iowa when he was 34 years of age, Walter Humphrey moved to the Buena Vista area of Montecito and was an established farmer by the 1880s. After moving to their newly acquired parcel, they subdivided the area and sold small lots from time to time, one of the buyers being Alfred Jacoutot, Jr. Mrs. Humphrey died in 1901 and her husband died two years later, after marrying Emily A. Harvey in the interim. Lot sales continued.

Alfred Jacoutot, Jr., came to Montecito from Louisiana and, in July 1887, he bought an undivided half interest in land owned by William Sargent in the foothills just west of San Ysidro Creek. For a time Jacoutot tried his hand at clearing the land of sagebrush but soon was ready to try a new venture.

Selling his share in the hillside property, he bought two parcels on opposite sides of Montecito Creek on the south side of the county road in May 1893. Jacoutot had received some training in restaurant management and accounting and his wife Amelia was an excellent cook, so they decided to establish a restaurant along the county road. This news was warmly greeted by *The Morning Press* which commented: "Such a place will fill a long-felt want . . . as it will make a good place to go and spend the day."

The Grove House

Construction of the road house moved at a slow pace and it was late September 1893 before the Jacoutots opened the Grove House. Patrons from Santa Barbara took the train to Miramar and after a 10-minute walk

arrived at the Grove House where Alfred and Amelia Jacoutot were ready to welcome them to the well-furnished dining room and separate bar. A groom took care of the horses of guests arriving by carriage.

By the end of 1893, the Jacoutot restaurant had become very popular for social functions. People went there for luncheons to enjoy the French cuisine. There were numerous parties; William Oothout entertained 40 guests one evening in 1894 with a grand banquet which was followed by a dance with Prof. Joseph E. Green's music. Another time, a bicycle race originating in Santa Barbara chose the Grove House as its destination. Cold lunches were available at all hours of the day but those desiring hot meals or planning to arrive after eight in the evening were requested to give a few hours' notice by telephoning Montecito No. 13. Amelia also offered a catering service.

After eight years several changes were made in the French restaurant, but their reasons therefore have been long forgotten. In May 1901, Mrs. Jacoutot bought a lot at the southwest corner of Humphrey Road and the Carpinteria road where she built a pretty little bungalow to house her business and provide living quarters for her family. At the end of 1901, the Grove House closed, the property was put up for sale and Alfred and Amelia resumed serving fine food at the new site, called *Le Chalet*.

Again the French restaurant was popular among Montecito and Santa Barbara people; many luncheon parties were held there. Amelia always provided fresh flowers for each table as part of the fine service. Perhaps the top compliment bestowed on the restaurant came from Mr. and Mrs. Milo Potter, the famed hotel man and his wife, who gave a luncheon party there in 1904. *Le Chalet* never made any money; at the end of



each day, Alfred got out his books "to calculate the losses." *Le Chalet* continued to provide fine meals until the early 1920s when the Jacoutots retired from business but continued to live at the same place.

The Jacoutots were part of the local French colony which included Firmin Navet, a native of France who had operated a gold mine at Alamo in Baja California before coming to Santa Barbara. Navet had two daughters; one married Sylvester Mascaral whose hotel was on the site of the present *Schooner Inn* and the other, Gabrielle, married John de Ponce who arrived in Santa Barbara from France after a stay in Boston. His mother, Marie Alice, was married to Eugene W. Kurtz when she lived in Santa Barbara.

Eugene William Kurtz, of German birth, became a naturalized citizen in Inyo County in 1881 while he was engaged in mining at Darwin. When he settled in Montecito, he operated a bakery just north of the site of All Saints Church but closed it down before entering the grocery business.

In May 1901, Kurtz purchased a lot at the southeast corner of Eucalyptus Lane and the county road, where he erected a structure for the family-operated Ocean View Grocery, taking the name from a nearby street

which is now Miramar Avenue; some meals were served here as well. Mrs. Kurtz ran the adjacent rooming house called "The Bellevue." When Eugene was absent investigating possible mining investments—a popular thing to do during the Nevada mining boom of that era—Maria managed the combination store and restaurant.

It was not always an easy task; in 1904 there were a number of problems. One night a window was pried open and the burglars departed with an assortment of cigars, a showcase and a nickel slot machine. The latter object was smashed outside the store but the frustrated robbers garnered only a few nickels for their trouble.

A few months later, two men stopped by for a Sunday meal. Soon their conduct involving the waitress became so objectionable that Mrs. Kurtz remonstrated with them, whereupon they drew knives and a general roughhouse ensued. Nearly everyone was hurt, so Mrs. Kurtz filed charges. At their trial for disturbing the peace, one man convinced the judge that he had tried to stop the fight so the charges against him were dismissed. The outcome of the trial for the other man was unreported. Two days before the trial, Eugene Kurtz's barn mysteriously burned to the ground in an early morning fire but, fortunately, the horses escaped. That

very morning, Jerome C. Wilson had been scheduled to occupy the structure for a Montecito branch of his prominent Blackhawk Stables!

Late in 1905, another development in the area held promise when Charles E. Loss of San Francisco bought the Seth A. Keeney home for his residence and considerable property in the Ocean Side subdivision for a major resort hotel. Loss, a railroad contractor, also promoted streetcar lines in San Francisco and Portland, Oregon. With local support, Loss incorporated El Montecito Inn Co. to build a \$100,000 hotel near the Miramar Hotel. Eugene Kurtz, after denying that he had sold his corner lot, finally succumbed to a \$10,000 offer from the hotel corporation. Loss hired E. Dolzer to make a contour map of the property and engaged San Francisco architect Willis Polk to prepare building plans.

The San Francisco fire and earthquake of April 1906 destroyed not only homes, buildings and lives of individuals but also the personal fortunes of many entrepreneurs with projects far away. Loss was one of those adversely affected. He visited his Montecito home several times in the fall of 1906 and purchased the nearby Serena tract for a stock farm. The hotel project was abandoned and, in the early months of 1907, El Montecito Inn was selling its lands.

In May 1906, after he had closed his store, Kurtz boarded the steamer *Santa Rosa* for San Francisco where he contemplated opening a "Vienna bakery." But San Francisco was not ready for such a bakery and Kurtz returned to Santa Barbara to be ready for his next move.

After the Jacoutots moved their restaurant to the new location, it was contemplated that the Grove House property would be sold but nothing transpired. The property became moribund but in 1906 it was involved in litigation. Back in 1893, Jacoutot had sold a half interest in the property to J.E. Goux, presumably to provide funds for the building. A dispute arose over the disposition of the property; accordingly, the court referee sold the property at public auction on August 18, 1906, for \$8,000, dividing the proceeds between the contestants. Eugene Kurtz was the successful bidder.

While her husband was in San Francisco, Mrs. Kurtz left for Europe and after several months returned to Santa Barbara with new ideas for catering which she hoped to offer in January 1907 with the Grove House as headquarters. Nothing was to materialize.

The Grove House subsequently entered a new phase of its career. Leased to a linotype operator and two musicians, the trio established an eating and drinking resort which they called the Channel City Suburban Club. The clientele found it a delightful hideaway where men could meet ladies other than their wives and vice versa and so the Grove House earned a questionable reputation.

On January 19, 1908, Sheriff Nat Stewart was out for a Sunday afternoon drive with his wife. When passing the Grove House, they were shocked to see two ladies leaving the place. As both were under 18 years of age, the sheriff felt compelled to return that evening for a further investigation. He took the names of 18 people who were eating and drinking; some were prominent

Opposite Page: The Ocean View Grocery, at the southeast corner of Eucalyptus Lane and the county road, was operated by Eugene Kurtz, shown with his wife, Maria. Adjoining the store was The Bellevue, where furnished rooms could be rented. (Mrs. Kurtz was the proprietor.)

Eugene Kurtz poses inside his store. To his right is a "coal oil" dispenser; in the corner is a coffee grinder. Bottled goods and potatoes were featured items.

Both: Louis de Ponce



citizens. In one room he found a 15-year-old boy with an older woman.

Sheriff Stewart issued a long statement to the newspapers about safeguarding public morals and arrested the three proprietors, charging them with running a disorderly house and selling liquor in violation of county ordinances. Bail was set at \$1,500; Kurtz put up half but the balance was raised with difficulty. The sheriff remarked that if the proprietors made things difficult, it would be necessary to call in all the patrons as witnesses.

When the trial date came, neither the defendants nor their attorneys showed up, much to the relief of the "Grove House giddy girls." District Attorney W.S. Day told the court that the objective had been achieved by an agreement with the defendants not to engage in such business activities within the county. A "conviction would be extremely difficult to obtain while the real sufferers would be the socialites found with their male friends in the back rooms of the resort."

The principals of the Channel City Suburban Club departed from the county. Kurtz, having already closed

his store and rooming house, sold the property and moved to Pasadena. The next use of the Grove House was far more enlightened as it became the Howard School.

All Saints by the Sea

Famed far and wide because of its location on picturesque Eucalyptus Lane, its rustic beauty on the outside and warm ambience on the inside, this Episcopal church is a popular site for weddings. While couples come from far and near to be married, All Saints by the Sea continues to serve Montecito parishioners as it has done since the turn of the century.

Episcopalians trundled into the Trinity Church in Santa Barbara as too few of them lived in Montecito to warrant a church. However, in 1893-94, with the changing population, Episcopalian services were offered at the Montecito Hall by Rev. William A. Ramsey, Rector of Trinity Church. In May 1896, All Saints Mission was organized with Rev. W.J. O'Brien in charge of All Saints and St. Andrews of Carpinteria.



Although considerably enlarged, the quiet and pleasant ambience of All Saints by the Sea Church continues, as seen in this contemporary photograph.



Opposite Page: When All Saints by the Sea Church was built in 1900 on Eucalyptus Lane, it was a lonely structure. Santa Barbara Historical Society

Services were conducted at the hall for a time; subsequently the Presbyterian Church graciously allowed the use of their edifice for Sunday afternoon services. O'Brien left the mission and for a year only visiting clerics conducted occasional services.

Renewed activity came with the appointment of Melville M. Moore to the Mission of All Saints and St. Andrews on May 1, 1898. Born in Kentucky in 1845, Moore served in the Confederate Army before going to divinity school. Subsequently his clerical duties took him to Missouri, Louisiana and Tennessee.

Rev. Moore was a hustler. At a cost of \$432.68, he arranged for the construction of a small chapel on property provided by the Doultons. The congregation numbered only 35 when Moore gave the first service in the new chapel on Sunday, July 31, 1898, and probably it was just as well—for there were only 40 chairs.

Going back to 1893, after C.E. Maud Humphrey bought a 10-acre tract through a sheriff's sale, she engaged J.K. Harrington to prepare a subdivision which she called "Ocean Side." He surveyed 25 lots and, with the exception of one, most of the lots were about a half acre in size.

The following April she donated a parcel fronting on the county road to the Protestant Episcopal Church in the Diocese of California. She sold two lots and gave the balance of the tract to her relatives, Walter and Elizabeth Ann Humphrey. Maud Humphrey's gift sparked hopes for a church building but the 1890s depression cut off contributions.

Before construction, the church site was changed twice. The first time it was moved to a larger lot on the

county road and in August 1897 the Humphreys exchanged that lot for one on Eucalyptus Lane where the church is today.

Rev. Moore wanted a larger structure for his congregation and in an unrestrained but effective manner sought funds. His printed letter of February 24, 1900, spoke of the need as he cited the "temporary structure, a mere shell of boards, in the plat next to Miramar." The proposed structure was similar to the present church except that the entrance and tower were on the south side. The architect, A.B. Benton of Los Angeles, estimated that the church would cost \$2,500 and the rectory something less than \$1,000. Cash and pledges amounted to \$1,200, the result of an earlier appeal, and Moore was hard at work to raise the balance.

By July, the initial \$2,500 was raised but, as the final location was certain, the cornerstone was not laid until September 26 in the presence of the 35-member congregation. It had been hoped the consecration could be held on All Saints Day (November 1) but it was not until November 27, 1900, that the church was consecrated by Bishop Joseph H. Johnson with Venerable Archdeacon Trew preaching the sermon. It had been necessary to watch costs very closely but F.A. Johnson, a Santa Barbara contractor, finished the structure shortly after the end of that year and held the cost to \$4,000.

The first Sunday service was held on December 9, 1900, but already the new church had been the setting of the wedding of Ethel Doulton and Louis Stott eleven days earlier. (See: *Miramar*.)

Contributions came slowly during the first decade



Rev. Melville M. Moore was the first minister of All Saints by the Sea Church. By 1910, he was driving this dashing one-cylinder Brush automobile. Mrs. Moore is with him in front of the rectory.

All Saints by the Sea Church

and the church was supported largely by out-of-town visitors who made up the bulk of the parishioners. Rev. Moore is remembered as a kindly man but also forthright in expressing the church's needs; the congregation gradually responded. For example, the Walter Humphreys, besides donating the lot for the church, also provided a bell and another lot for the parsonage. By 1910, All Saints was described as "well furnished."

When Rev. Gethin B. Hughes became Rector of All Saints in September 1980, he was only the fifth man to hold this position. Rev. Melville M. Moore guided the church until his death in the spring of 1913. The parishioners then met in May 1913 to form All Saints Parish and to select the next rector; Rev. George Francis Weld accepted their invitation. Born in Boston in 1866, Weld's college career began at Harvard but ended at Massachusetts Institute of Technology. Next came four years at the Episcopal Theological School in Cambridge. After he was ordained in 1901, Weld was Rector of the Church of St. John the Evangelist at Hingham, Massachusetts, until coming to All Saints Church. He was not unknown to the parishioners before his appointment, having spent many winters in Santa Barbara and often serving as guest preacher. For some time Rev. Weld lived in Mission Canyon and later in the Eucalyptus Lane house which now contains the church offices.

Following Dr. Weld's death in November 1933, Rev. John de Forest Pettus became Rector. Born in Nanking, China, in 1909, he attended divinity school after undergraduate studies at Yale. After his resignation in

February 1948, Rev. George Johnson Hall became the fourth rector of All Saints by the Sea Church. A native of Mississippi, George Hall attended universities in Virginia and Tennessee and theological school in New York. Before coming to Montecito, his career was varied: it included a post as a curate in New York, college teaching in Tennessee, selection as a U.S. Navy chaplain and Canon of Grace Cathedral in San Francisco.

In 1914, the first addition to the church structure was made. As a memorial to Rev. Moore, choir space was enlarged and a sanctuary was built. Two years later, the south wing was added and the north wing was erected in 1921. After the earthquake in June 1925, services were conducted outside as the church was damaged and repairs cost more than the original building.

The parish house was built in 1929 and St. Michael's Chapel, the gift of Dr. and Mrs. Phillip S. Chancellor in memory of their son, was dedicated 10 years later. The noted stained-glass windows are memorials to individuals or commemorations of important events, such as the golden wedding anniversary of Oakleigh and Helen S. Thorne. While the physical improvements were largely financed by regular contributions of the congregation, certain major projects were underwritten by such benefactors as Miss Amy duPont, Mrs. Francis Lloyd, and Mrs. David Gray, Sr.

Long forgotten is the little green house on the bluff at the end of the same lane which served as the residence and chapel of Father Joseph Lavy, a brother of Alice Kurtz. Pere Lavy, a member of the Dominican order, had been a missionary in Africa before coming

to Santa Barbara where he was part of the French colony. Well educated, he was the master of seven languages and from about 1908 to 1911 he conducted Catholic services in his private chapel. Part of his after-

noon ritual was to walk up and down the lane with Rev. Moore of All Saints discussing different religious doctrines, a topic which continued when the two men sat down for tea in Rev. Moore's den.



At the lower end of Eucalyptus Lane was a small building serving as a Catholic chapel and home for Father Joseph Lavy. During walks along the lane, Father Lavy and Rev. Moore had many discussions concerning religious doctrines.

Louis de Ponce



The Santa Barbara Country Club was established in 1894 with this modest frame clubhouse along Channel Drive. Although landscaping had just begun, a tennis court (behind the clubhouse) was ready for players. The four members on the front porch are unidentified.

Santa Barbara Historical Society

Santa Barbara Country Club

Santa Barbara and Montecito citizens have been fortunate to have a number of city and country clubs for their enjoyment. Some of them will be described in this volume.

In the city, the Santa Barbara Club, since 1904 situated in the venerable building at the northwest corner of Chapala and Figueroa Streets, was organized by 58 interested men on February 29, 1892.

The Montecito Country Club had its beginnings as the Santa Barbara Country Club. Incorporated August 22, 1894, its first directors were Clinton B. Hale, Ronald Thomas, D.B. Harmony, George H. Gould, C.C. Felton, R. Barrett Fithian and Dr. Richard J. Hall who was also the club's first president. Some of these men, notably C.B. Hale, were also active in the development of the Santa Barbara Club.

The incorporation papers of the Country Club stated "That the purpose for which it is founded is for social intercourse and encouragement of all sports and pastimes compatible with the buildings and grounds at its disposal." The buildings and grounds, for the first several years, were located on Channel Drive and were leased from Joel A. Fithian.

Joel Adams Fithian

Major Joel Adams Fithian (1839-1898), born in New York, participated in the Civil War after which he was a banker for many years in Richmond, Virginia. He had business interests in New York and Paris and traveled extensively with his family before their initial visit to Santa Barbara in the late 1880s.

In June 1892, J.A. Fithian and his two sons R. (Richard) Barrett and Joel Remington Fithian stopped at the Arlington and within two weeks the major had

purchased a 507-acre ranch from Charles O. Hall for his sons, then in their 20s. Located near Carpinteria, it was called "Miramar" but had no connection with the Doultons' beach resort of the same name.

Major Fithian continued to buy property in and around Santa Barbara and within the next three years he bought over 20 parcels. Two lots, at the southwest corner of Ortega and State Streets, were purchased from Dr. Charles B. Bates and Benigno Gutierrez in the spring of 1895. Eighteen months later the Fithian Building rose on this corner. On the first floor druggist Gutierrez continued as before when his business was housed in the Apothecaries' Hall on the same site. Completed just before Christmas of 1896, the tower was equipped with a Seth Thomas works with distinctive chimes announcing the hour and was known as the "Lower Clock Building" to distinguish it from the "Upper Clock Building" at the southeast corner of State and Carrillo Streets, built by banker Mortimer Cook in 1875.

In spite of their commitments to Santa Barbara and the new Country Club (the major turned over the underlying property to his son, R. Barrett), the Fithians continued to be able to travel, thanks to a fortune attributed to the Winchester Repeating Arms Co. Mr. and Mrs. Barrett Fithian (she was the daughter of Sherman P. Stow, a Goleta rancher) went to the South Seas for an eight-month trip in 1900 on their yacht appropriately named *Rover* and had no difficulties. Less fortunate were Fithian's parents; his father died in Los Angeles in 1898 while returning from France and his mother died in Paris three years later.

Some people, who would later organize the country club, and were also interested in the game of Hares and



In the panoramic scene on these two pages, the photographer captured three cottages in the foreground (Numbers One, Two and Three) and Numbers Seven and Eight in the background, as well as the oceanfront at right. Montecito Park normally had nine cottages available for rent; sometimes the Walter Douglas residence was rented as Number Ten.

Walter Douglas, Jr.

Hounds, formed the Santa Barbara Hunt Club in February 1894. The February chase began at the Arlington Hotel when the Hares (two men) rode off to Hope Ranch with the Hounds (40 people) in pursuit. This time the Hares eluded capture. After another game, the day ended with a calico ball at the Arlington.

Those interested in the formation of a country club had many meetings before settling on a plan by which J.A. Fithian bought three lots from the Montecito Land Company for \$1,150, erected a small clubhouse and leased it to the country club. The lots, fronting on Channel Drive, now underlie the verdant front lawn of the Biltmore Hotel.

After the carpenters and painters finished their work, furniture was installed and on August 22, 1894, the same day the Santa Barbara Country Club was legally organized, the opening reception was held with a Spanish orchestra providing the music.

The exterior of the building was shingled, "painted in a delicate mauve" and a porch ran along the front of the building. The main entrance led into the gentlemen's reception room, one turned to the left to enter the dining room and the ladies' reception room was to the right.

The Santa Barbara Country Club was an immediate success. Its location was convenient for Santa Barbara members as they could board the local train at the Victoria Street station and ride to the Montecito station, almost adjoining the clubhouse.

As the facilities were crowded, Fithian bought three additional lots on the east side the next March and erected another building. Completed in the summer of 1895, it contained billiard, card and reception rooms plus showers for the convenience of those using the new tennis courts. Fithian's purchases also included beach frontage across Channel Drive where in 1895 he erected

a nine-room bathhouse for those ready for a swim.

At the end of its first year, the club had 36 regular members, 14 associate members (ladies) and 11 non-resident members. The meals were excellent; the dining room became so popular that an expansion was necessary. The pleasure of Saturday afternoon teas was enhanced by the Hans Schuy string quartette.

In the fall of 1895, the members developed a "golf ground," i.e., a course without turf, on adjoining vacant property under an informal arrangement with the Montecito Land Company. The nine-hole course measured 2,235 yards and had the distinction of being the second golf course in California (San Francisco was considered first). As 1896 began, H.B. and P.H. Duryea, regular visitors from Long Island, converged on the course nearly every morning for golf practice along with C.C. Felton, Charles Fay and others. A series of golf tournaments among the members was soon instituted, but the tennis courts retained their popularity.

Some patrons enjoyed less strenuous sports; the William Oothouts hosted several lunches followed by ping-pong matches. However, an attempted yacht race one afternoon in May 1901 ended in a fiasco. With F.T. Underhill in charge, the *Ariel* and *La Olita* started out gallantly but the wind ceased when they came to the kelp line. By pulling on the kelp and aided by the general current, the two boats managed to drift back to their moorings where the crews were transferred to row-boats to reach the club pier.

Cognizant of the club's need for more space, Fithian bought more lots in 1896 and 1900 for the club and for his own cottage. In 1900, annual club dues were \$50 plus an entrance fee of \$30.

Some winter visitors rented the club's guest cottages or those owned by R.B. Fithian or C.C. Felton. When



Clinton B. Hale's house on East Pedregosa Street was undergoing extensive alterations in 1902, he found life much simpler by renting Fithian's cottage during the turmoil.

Visiting Dignitaries

Winter visitors, such as Ransom R. Cable, president of the Rock Island Railroad, had visited Santa Barbara briefly in 1891. He then returned and occupied the Fithian cottage in 1902 and a country club cottage the next winter. In January 1903, when there was talk of the Rock Island coming to the Pacific Coast, a local scribe endeavored to glean some significant news from Mr. Cable. Cable replied that the matter was unsettled and that he would rather talk about golf. (The western terminus of the Rock Island remained in New Mexico.)

For years, railroad presidents found their way to Santa Barbara comfortably and economically in their private cars moving over other roads under "professional courtesy." At times there were so many railroad officials convened in Santa Barbara that the *Los Angeles Times* referred to the town as the "railway capital of America." Edward Payson Ripley, president of the Santa Fe Railway, was a regular winter resident.

Edward H. Harriman, the little giant bossing the Union Pacific and Southern Pacific Railroads, arrived in Santa Barbara in April 1902 and settled with his family at the Arlington Hotel. E.P. Ripley called on him and set up a golf date at the club. A "railroad golf tournament" was arranged between Ripley, Harriman and Cable but the match was postponed because of sudden business demands on Harriman. The next day, Harriman joined his family on a picnic; another day



The Santa Barbara Country Club was an immediate success. In 1895 the first of several additions was made; soon the original clubhouse (center left) was surrounded by buildings. At the moment of this photograph the sun was just breaking through a rainstorm but the mountains were still shrouded by clouds.

Santa Barbara Historical Society

they all boarded R.B. Fithian's six-horse coach and went to Shepard's country resort near Carpinteria. And the night before they departed for the east, the whole Harriman party went to Francis T. Underhill's home near the Country Club. Whether contrived or not will never be known but, in any event, Harriman escaped the railway golf match.

Harriman returned to Santa Barbara several times. In 1904, he arrived in a six-car special train with William G. Rockefeller and other guests. Only one hour was available to see the city but Harriman was prepared. A baggage car disgorged three "horseless carriages" which took the visitors around Santa Barbara. When Harriman visited the city in March 1909, his stay was longer. A business conference at the Potter Hotel was followed by a trip to Hope Ranch, then owned by the Pacific Improvement Company, formerly owned by the "Big Four" of Southern Pacific, but not by the railroad. At Hope Ranch, Harriman selected a home site for his eventual retirement. But this was never to be as Harriman's health was failing and he died at his home in Arden, New York, on September 9, 1909.

The spring of 1903 brought several noteworthy people to Montecito. On May 9, President Theodore Roosevelt paused long enough for a brief tour and a speech in Santa Barbara. Originally, he was to ride on top of the old Hank Monk stage with F.T. Underhill at the reins but this was vetoed in favor of a less spectacu-



The country club had its own bathhouse for those tempted by a swim in the ocean. These ladies, however, were content to sit on the beach wearing their stylish hats.

Mrs. John F. Rock

lar vehicle. The President stepped off the train at Montecito station and went north to Valley Road, turning westward and continuing along Sycamore Canyon Road to Waterman's house (*Mira Vista*) to see the view. From there, the party went over Eucalyptus Hill Road into Santa Barbara and along the ocean boulevard to Plaza del Mar at Castillo Street where he made a speech. He then proceeded to the Mission before boarding his train at the Victoria Street station.

In Spanishtown and other parts of Montecito, people lined the roads to wave as he went by; most of the way pretty flowers were strewn along his route. There was a little confusion because the train arrived 10 minutes early and some disappointment as the anticipated view from *Mira Vista* was obscured by fog.

In March, the Potter Hotel had a long list of millionaire visitors including some with illustrious names such as the family of John M. Studebaker (wagon and auto maker). They were followed by the party of Chicago merchant Marshall Field which included Robert T. Lincoln, son of the president whose own career in government and business was impressive.

At the end of March, John D. Rockefeller arrived in his special train for a visit of nearly two weeks. He stayed at the Potter but, in spite of his great wealth, economy was the watchword as exemplified by his famous dime tips. So it was news when John D. gave a 25-cent tip to a guide who showed him around Montecito one afternoon. When Rockefeller's golf game was halted by rain, he gave the caddy a dollar instead of the customary 25-cent tip. The boy was duly appreciative as he looked at the currency and beamed gratefully only to have his joy shattered when Rockefeller said, "Hurry along, little boy, and get the change."

As the first decade of this century passed by, the Santa Barbara Country Club became even more popular but its future was always in doubt as it depended on the Fithian lease and the use of unsold lots of the Montecito Land Company. The lease had been amicably renewed in February 1902 for another five years but the day of reckoning was never far away. As more individuals purchased lots along Channel Drive from the Montecito Land Company for building sites, there was less land available for the golf course.

Recognizing the future problem, 10 members formed the Montecito Country Club Association in April 1903 for the purpose of erecting another clubhouse at a different location and developing grounds for golf and polo. Among the stockholders were A. Blair Thaw, Robert Cameron Rogers and William Oothout, who were president, vice-president and secretary, respectively. Other stockholders were Clinton B. Hale, E.A.S. Driver and Selah Chamberlain. For \$10,000, this corporation secured 27 lots from the Montecito Land Company which were located on a hill with command-



After the country club moved to its new location in 1908, neighbor Walter Douglas bought the property and converted the club facilities into seasonal residences. He called the place Montecito Park. The front row of houses is seen from the wharf. The houses of Deming Jarvis and Helen Johnson are at far left, and next are cottages One through Five; the corner of Inellan (the Walter Douglas home) is next. The two front cottages, immediately to the left of the pier, formerly constituted the main clubhouse building. The stone fence along the seawall, after at least one rebuilding, exists at the present time. Montecito Peak is in the background.

Santa Barbara Historical Society

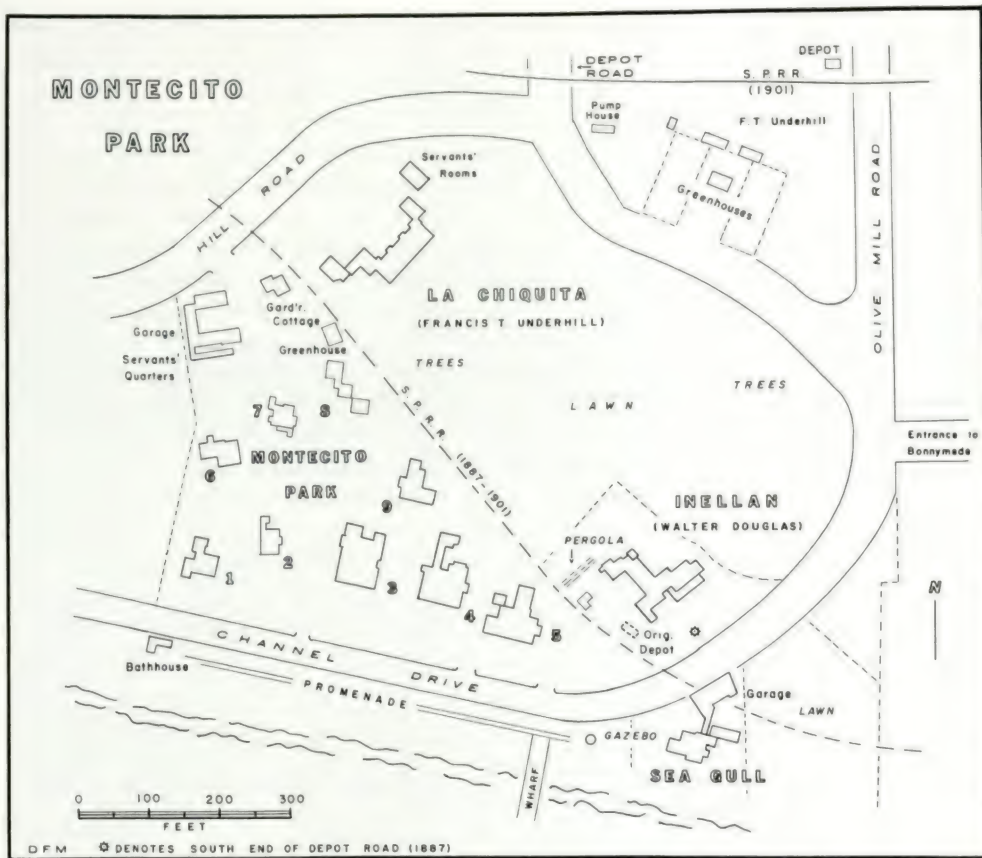
ing views, north of Ridge (Fairway) Road, west of Montecito (Butterfly) Lane and a mile west of the existing clubhouse. At the same time, the Association purchased beach frontage at the foot of Montecito Lane for bathhouses.

Concurrently, the Santa Barbara Improvement Company, a local real estate firm, purchased 26 lots, stretching along Channel Drive for 700 feet. As the golf course utilized much of this land, it was understood that the golfers would be undisturbed until the individuals were ready to build. However, disruption began sooner than expected as the new owners were anxious to enjoy living along the ocean front. Starting in the summer of 1904, there was some encroachment and by the following spring, the number of available holes were reduced from nine to eight. By the fall of 1905, the players, after completing 10 holes, then retraced their steps over the first eight holes to achieve the full complement of 18 holes. The possible loss of fairways to housing caused the club to lay out several holes across

the tracks as a reserve. In that year, R.B. Fithian sold the club property to his brother, Joel, for \$60,000 which then consisted of the clubhouse, four cottages, bathhouse, wharf and stables on nearly 10 acres, all leased to the country club.

By this time it was obvious that something had to be done. After several months of discussion, club members met in October 1906 and approved the construction of a new clubhouse on the site previously secured by the Association, about a mile west of the existing facility. Construction was to begin as soon as financing was arranged.

In May 1907, the club issued \$30,000 of bonds to pay for the new clubhouse and surrounding land held by the Association. A construction contract was let to the Richards-Neustadt Construction Company of Los Angeles in August 1907 and, on February 29, 1908, the Santa Barbara Country Club moved into its new quarters. The events of the ensuing years are related in a subsequent chapter.



After Walter Douglas bought La Chiquita from Francis T. Underhill, he moved the house to the southwest, enlarged it and renamed it Inellan. Underhill then built a new home, also called La Chiquita; both houses were carefully located to preserve sweeping views of the ocean. When the Santa Barbara Country Club moved to its new location in 1908, Douglas purchased the property, converted the former club buildings into seasonal residences and called the area Montecito Park.

The property underlying Sea Gull was acquired by Hugh F.R. Vail from the Montecito Land Company in 1905 for \$1,500. Fourteen years later, the Vails sold their home to Samuel and Elisabeth Pierce. In 1925, Montecito Park, Inellan, La Chiquita and Sea Gull were acquired by a group identified with the promoters of the future Biltmore Hotel.

The Montecito railroad station was moved from its original location near the south end of Depot Road to Olive Mill Road when the tracks were relocated in 1901. For a few years, beginning in 1928, this station was called "Biltmore."

Montecito Park

The move of the country club to new quarters posed no worries for R.B. Fithian because in September 1907 Walter Douglas had contracted to buy the property although the transfer was not recorded until August 1908. At that time Douglas was general manager of the Western Operations of Phelps Dodge, with mines in Arizona. This company was one of the largest copper producers in the United States.

Before the advent of air-conditioned homes, the Arizona summer heat was almost intolerable and those fortunate ones escaped to the cooler mountains or to such places as La Jolla or Santa Barbara. The Walter Douglas family chose the Montecito shoreline. Arriving in the *Nacozari*, the private railroad car of his father, Dr. James Douglas for whom the Arizona city is named, the Douglas family lived in Montecito from May to October before returning to their home in Bisbee for the winter.

After staying at Miramar in the spring of 1906, Walter Douglas purchased the first Francis T. Underhill house near Channel Drive which was renamed *Inellan* for Mrs. Douglas' family's hometown in Scotland, about 27 miles west of Glasgow. A number of additions were made to the house, including a family

room, an upstairs nursery, guest rooms and a new bedroom as each child was born. (Eventually, there were three daughters and two sons.) The dining room had a large picture window with a view of a fountain. On the other three walls, there were 10 framed Japanese prints.

Walter Douglas, Jr., was born in this house and spent many months of his first nine years there. Across Channel Drive was a bowl-shaped garden surrounded by decorative pillars where the Douglas children played together with Mary and Alice Schumacher, the daughters of a western railroad official and seasonal resident. Adjoining the garden on the west was the two-story, grey-shingled Vail house with a brick walk continuing westward and bathhouses below. In front of this house, some rocks provided a temporary habitat for seals and sea lions and the children enjoyed feeding them.

Across the railroad tracks, the Douglasses had a two-story brick barn with eight stalls and upstairs living quarters occupied by a German couple. Each boy had a horse which was kept in the barn along with the family auto, a Packard twin-six. As part of the Douglas ménage, there were chicken pens, a vegetable garden and some banana trees; young Walter was fascinated by the translucent quality of the banana bark.

While the children were playing with their friends,

Walter and Edith Margaret Douglas participated in local social activities. In September 1908, they gave a dinner dance at the country club; other times Mrs. Douglas hosted luncheons at the club or garden parties at their home.

After Walter Douglas acquired the former country club property, he engaged Santa Barbara architect Joseph L. Curletti to create an attractive colony which was called *Montecito Park*. Some of the cottages were ready to accommodate seasonal visitors; the former clubhouse was split to form two residences and other cottages were constructed. In all, there were nine rental residential cottages plus *Inellan*. For a short time, *Montecito Park* was managed by Curletti until demands for his architectural services drew him away. Close to the beach, these cottages often were reserved months in advance and at the beginning of each season, the local society editor dutifully listed the occupants of each cottage.

Walter Douglas, promoted to the New York office in

1916, became president of Phelps Dodge the following year which necessitated residence in New York City, much farther away from Montecito than Arizona. Accordingly, *Montecito Park* held less interest for him and he was persuaded to sell this exclusive resort. When *Montecito Park* passed into the hands of the developers of the Biltmore Hotel, the pleasant colony was terminated. Some cottages formed part of the Biltmore facilities as guest cottages or employee quarters.

Walter Douglas owned other parcels in Montecito. In 1912 he bought the E.H. Sawyer property at the upper end of Hot Springs Avenue which he sold to the Encinal Realty Company four years later. Douglas also owned Greenworth (named for two owners, Greenleaf and Worthington) which consisted of a house, remembered as "a monstrosity," surrounded by 28 acres at the northwest corner of the Coast Highway and San Ysidro Road. This acreage was sold to G.O. Knapp and was subdivided into building sites where a number of moderately sized homes were erected around 1924.

Many Montecito homes were subjects of postcards. *Inellan* (the Walter Douglas home) is one example; it is viewed as seen from Channel Drive.

Clif Smith Collection





At the entrance of the Potter, these guests are waiting for transportation to a country club or perhaps a private party. The large-leafed plants in the foreground are known as "elephant ears" or Colocasia.

National Archives

16

Changing Times— the 1900s

By the end of the nineteenth century, Montecito was making the change from an agricultural area to a district noted for fine homes and gardens. True, they were not as elaborate as the estates in the years to come but already they were attracting attention.

Some of those responsible for the changes have been discussed; others will be described in the second volume. The several Gould families who arrived in the 1880s along with R. Kinton Stevens and C.F. Eaton left their marks, particularly the latter pair who were contributors to the horticulture of the Santa Barbara area. In the next decade, such names as I.G. Waterman, Dr. A.B. Thaw, J.W. Gillespie, Dr. C.C. Park, John E. Beale, Mrs. Cyrus H. McCormick and R.R. Whitehead came to establish seasonal or year-round residency in Montecito.

Of more immediate concern was the Spanish-American War which led to the formation of the Montecito Home Guard.

Montecito Home Guard

Santa Barbara and Montecito were suffering from a drought when the war with Spain began in April 1898. Recalling the disastrous drought and the matanza of 1864, many carloads of livestock were sent away to greener lands. Some Montecito wells were giving out but the flow of the underground stream feeding water to the Crocker-Sperry lemon groves diminished only slightly.

The national concern, in which the local people shared, was the war. Although the Spanish navy was far away, there was a feeling that a privateer from South America might attack the defenseless city as the 1818 pirate attack on the nearby Refugio Ranch was re-

called. Then there were rumors, later emphatically denied, that some of the Spanish-speaking people might support Spain. A home guard was quickly organized in Santa Barbara and, a few weeks later, the Montecito Home Guard was formed when 21 men signed the roster on May 7, 1898. Four days later, five Montecito people—Dr. A.B. Thaw, E.H. Sawyer, Dr. E.B. Bradbury, W.P. Gould, Mrs. Emmons Blaine and Mrs. C.H. McCormick—joined together to underwrite the cost of equipping the Montecito Home Guard. Captain J.P. Warren, as inspector, conducted drills twice weekly and an “armory” evolved—probably from some existing building. W.B. Craig was captain and Arthur Buell was president.

Some of the children of the Ortega School repeated some of their parents’ comments which were considered “disloyal.” Miss Eva Depue, teacher and daughter of a Union veteran, responded by working to instill a feeling of loyalty and the final entertainment for the school year was strongly patriotic. At Miss Belle Pry’s Montecito School, each of the 43 pupils contributed 10 cents to the *American Boy* battleship fund and was the first school in the county to do so.

With the signing of the peace treaty in Paris in December 1898, the Montecito Home Guard became less active and regular drills were suspended. However, on Independence Day of 1899, the Home Guard gathered at the school grove (now the site of the YMCA but then a picnic ground largely covered with oaks with a platform for orations by local politicians) to enjoy the most important of several picnics held that day in various Montecito groves. There were the usual athletic events but the exciting part of the day came when the Montecito Home Guard beat the Santa Barbara Sharpshooters on the rifle range with a score of 345 to 332.



The Montecito Home Guard was formed in 1898, a few weeks after the war with Spain had begun. White Berlin gloves were then part of the standard army uniform assigned to the infantry for parades and inspections.

Susan Simpson Collection

Concern for local security caused the organization of the Santa Barbara Constabulary in April 1917 with one of the six groups based in Montecito. Drills were held on the Montecito (Bartlett) Polo Field and prominent names appeared on the Montecito roster. Honorable discharge papers were issued in November 1919 by Winsor Soule, an important architect and captain of the constabulary, to participating individuals.

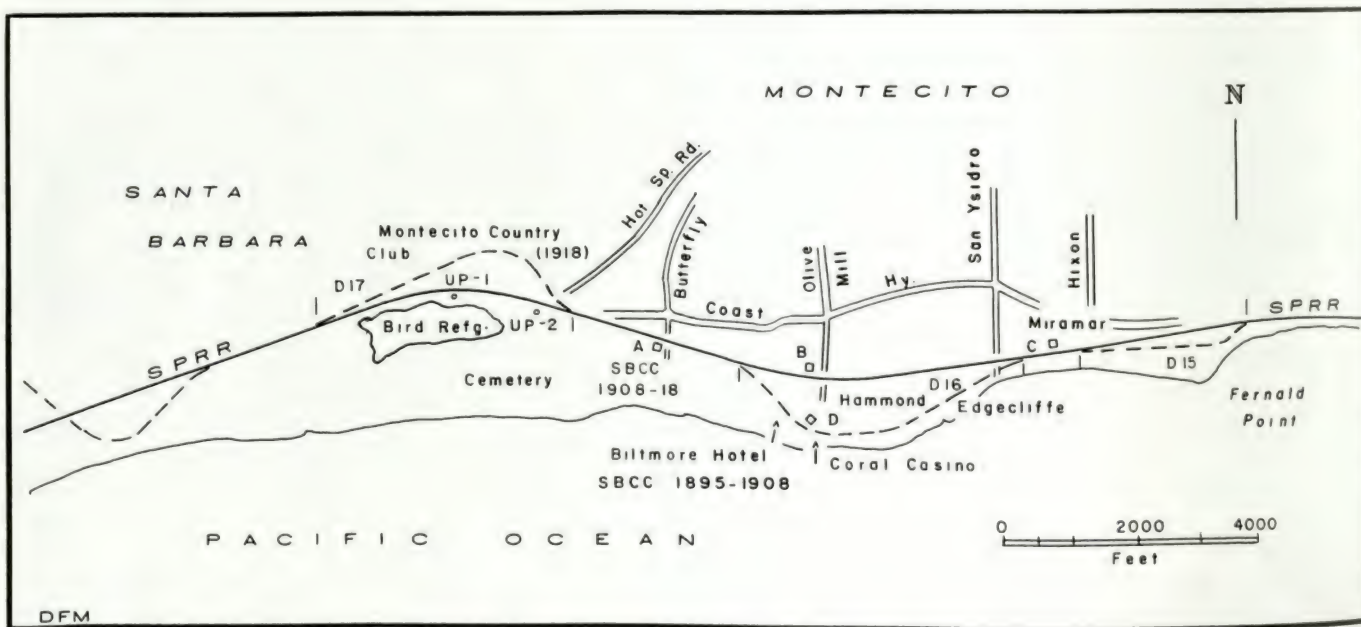
To honor returning soldiers and sailors, the Montecito War Committee staged a barbeque in June 1919 in the same school grove. Games, community singing and a band concert preceded the barbeque.

But these happenings were 20 years down the road; within that time span there were many events changing the lifestyle and appearance of Montecito.

The Oil Threat of 1899

Early in July 1899, Montecito people were disturbed to find that Mrs. J.H. (Tillie) Cody had filed a claim for oil on the beach near Fernald Point. A few days later, J.M. Nelson located an adjoining claim called "Little Bonanza."

Nothing further happened until August 2 when J.H.



As part of the program to upgrade its Santa Barbara branch to mainline standards, Southern Pacific made 17 revisions between Santa Barbara and Ventura during 1900-1902 to reduce curvature and improve grade. Three changes (D 15 to D 17) are shown on this map. The long fill along the Bird Refuge, formed in 1900, necessitated an underpass (UP-1) for the Coast Highway but, to the east, vehicles using Hot Springs Road and continuing on the Coast Highway crossed the railroad tracks at grade. To relieve this hazardous condition, these two auto routes were combined to pass under the tracks (UP-2) during 1918.

The original Santa Barbara Country Club was at the site of the Biltmore Hotel and the Montecito railroad station (D) was a convenient terminal for club members taking the train from Santa Barbara (Victoria Street). The Montecito station followed the revised location (B). As the second site of the country club (1908-1918) was far away from the Montecito station, a new stop (A) was established at Butterfly Lane. First called "Ames," it soon became "Country Club."

Miramar station was at point C and, though no longer a flag stop, a replica is a reminder of the past when trains halted here for passengers. Montecito station (B) has also been called "Biltmore."

Cody's oil derrick began to grow in front of Mrs. Fernald's house. In short order, it rose to 40 feet and an equally fast response came that evening about 10. A "destruction party," consisting of 10 men and two wagons, working under the direction of W.W. Burton, Charles and Reginald Fernald and Cameron Rogers—all prominent citizens—quietly arrived at the scene and soon the derrick was on its side. Dismantling then took place and the lumber was stacked by the county road; by two the next morning, it was all over except for vocal accusations and complaints. J.C. French, the oil-well driller, sued Burton and his friends but the case was settled out of court by the payment of French's actual damages—which were nominal.

With that, the Fernald Point area regained its quiet status but more claims were filed along the beach. In a defensive move, George Gould and I.R. Baxley filed claims along Channel Drive to safeguard the property of the Montecito Land Company. Appropriately, the claims were named "Rescue" and "Relief."

In 1900, after sinking a non-productive well near Miramar on purchased land, Nelson became the manager of the Illinois Oil and Asphalt Company which had bought some shoreline frontage near *Edgecliffe*, the Leslie Doulton residence. After drilling 600 feet and finding nothing, the well was abandoned and the casing pulled. Because the oil company neglected to settle one account, the merchant secured a judgment

and the property was sold by the sheriff early in 1901. Doulton bought it and then transferred his interest to R.R. Whitehead. And with that, the oil threat subsided.

Railroad Changes

Railroad operations underwent great changes during the first five years of this century. Ever since the first trains from the south arrived in 1887 and continued westerly, people were looking forward to the early completion of a direct railroad to San Francisco. Construction continued for another dozen miles and stopped, making Ellwood the end of the line for almost 14 years. From San Francisco, Southern Pacific rails stretched down to Templeton but to close the gap, another 138 miles remained to be built, including the costly climb over the Cuesta grade involving considerable tunneling before entering San Luis Obispo. People were always talking about "the gap" but with the severe financial stringency prevailing, old Collis P. Huntington had no choice but to suspend construction.

A few miles were built south of Templeton and then, very slowly, the tracks were pushed over the summit and down to San Luis Obispo by May 1894. Two years later locomotives were whistling at Surf, but it was not until Sunday, March 31, 1901, that trains were operat-

Though short-lived—its life span was only 18 years before a fire ended its glorious career—this grand hotel elevated the lifestyle of Santa Barbara and put Montecito on the map. Situated on the waterfront between Bath and Chapala Streets, this almost unbelievable structure was the creation of Milo M. Potter—with the financial backing of Senator Thomas R. Bard, Col. D. T. Perkins and others. Its guests were impressive, ranging from near royalty to industrial captains and the hotel even had its own railroad spur. One Sunday in the summer of 1915, the hotel served 1,800 meals; shortly thereafter 360 people checked in on a single day.

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ing over the Coast Line between Los Angeles, Santa Barbara and San Francisco.

No sooner were trains receiving and discharging passengers at Victoria Street to and from San Francisco than all but skeleton service was removed, as many miles of the original line simply could not accommodate the heavier trains. From May 1 until December 6, 1901, the "name" trains were suspended while the roadbed was modernized. Heavier rail replaced the original steel, ballast was added and many curves were reduced or eliminated.

The railroad between Santa Barbara and Ellwood was relocated along a much different course; in the Montecito area, there were several revisions. The roadbed was straightened at both ends of Summerland while sharp curves were eliminated on both sides of Miramar together with one on the present links of the Montecito Country Club.

The most important curve reduction in this area began just west of Miramar. For more than a mile, the original railroad had run close to the ocean, first going through a cut later used as the entry road to Edgecliffe, then crossing Bonnymede and passing over the future site of the Coral Casino and the Biltmore Hotel lobby

before curving inland. The new line was more direct and reduced the distance by 600 feet. Montecito station, instead of being at the end of Depot Road, was pushed inland for about 1,000 feet to Olive Mill Road crossing.

These revisions, made in 1901, were followed by the major change in Santa Barbara and the new station; both were placed in operation January 1, 1906. Southern Pacific trains then no longer operated on Gutierrez Street. Further south, a new line through Oxnard and passing through three tunnels, was opened in March 1904 and further reduced the time and distance to Los Angeles.

Southern Pacific promoted tourist travel to California. Its trains brought thousands of visitors to Santa Barbara each year, and some of its travel folders include views of Montecito estates.

When the Rock Island drove the last spike at Santa Rosa, New Mexico, on February 1, 1902, it opened a new railroad route to El Paso and California. In December that year, the *Golden State Limited* began operating from Chicago to El Paso and Los Angeles; it carried a through sleeping car for Santa Barbara. By flagging the connecting train at Miramar, one could

An enterprising photographer lugged his heavy camera to an upper part of the bathhouse at the foot of Santa Barbara's Castillo Street to record this panorama. Along the palm-lined West (Cabrillo) Boulevard is the Mission Revival building with a Japanese tea garden on the roof. Next door is Charles Smith's Confectionery, where lunches were served. The Potter Hotel looms just beyond, and near the right margin is Sycamore Canyon. The view on the facing page continues the panorama.

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ride in the same car all the way to Chicago.

For seven decades, Southern Pacific operated an extensive fleet of trains between San Francisco and Los Angeles. By 1940, local trains between Santa Barbara and Los Angeles had vanished but SP was running six pairs of through trains on the Coast Line (the same number as in the late 1920s—and again from 1946 to 1949). The most famous SP trains were the *Daylight*, *Lark* and *Sunset Limited*. Some trains serving Santa Barbara carried through cars to Seattle, New Orleans, Chicago and even Washington, D.C.

The airlines and superhighways took their toll of railroad passenger traffic, and by 1968 only the *Daylight* remained. As part of a national move, Amtrak took over SP passenger operations on May 1, 1971, and now operates the *Starlight* over the Coast Line.

The Famed Potter Hotel

Complementing better transportation were the improved hotel accommodations which came with the opening of the Potter Hotel on January 19, 1903. Actually, guests had been welcomed since the first of the year but, because of his birthday, Milo M. Potter's special number was "19." All of his major transactions were initiated on the 19th day of the month.

The Potter Hotel grounds covered six city blocks south of Montecito Street between Chapala and Bath Streets. Since 1875, the site known as Burton Mound had been owned by the Seaside Hotel Company and more than once had almost been sold to a prospective hotel builder. Potter, who ran the Van Nuys Hotel in Los Angeles, made numerous trips to Santa Barbara before admitting that he had plans for a hotel here. The site was purchased from Edward R. Spaulding, a Buffalo banker who settled in Santa Barbara in 1896. With the backing of Col. David T. Perkins (Goodrich Tire) and Senator Thomas R. Bard (Berylwood Investment Company—oil and farm lands), Milo Potter began construction on January 19, 1902.

Potter had the necessary promotional flair to fill most of his six-story hotel of 475 sleeping rooms. There were many parties given in the new hotel and local swains and their ladies enjoyed the regular weekly dances in the Palm Room, sometimes dancing to the orchestra led by Paul Whiteman, who went on to greater fame. But for the community, Potter's most important contribution was attracting more of the rich and famous. Many guests of his hotel came back again and a number of them bought property in Montecito and developed wonderful gardens on large estates. Of course, the rich and famous knew about Santa Barbara before this time; Cornelius Vanderbilt had visited the





The Driver Family

The Edward A.S. Driver family moved from a Chicago suburb to Montecito in 1902 and purchased the former Judge Hall residence on Hot Springs Road the next year. The house had been called Oak Lodge but Mr. Driver changed its name to Casa Mañana in keeping with the spirit of the times. Mrs. Driver stands on the walk; the roses (banksia) were yellow and were imported from Japan.

John Driver is about to take his two daughters, Ruth and Edwina, to the beach in the family runabout. The mounting block's steps made life a little easier for horseback riders.

Casa Mañana is seen in 1904. A hitching post under the tree enabled horses to stand in the shade.





Introduced to Southwestern Indian architecture, John Driver, son of E.A.S. Driver, built his house in the Acoma Indian style. This was the family home until they moved to the Riviera in 1920.

Modesta Cota (1865-1955) cooked for the Driver family and others. She is pictured at right with Betty, one of her daughters.

In 1902, the Driver family lived at Las Tejas on Picacho Lane. The four little girls are (l. to r.) Phyllis Palmer, Helen Driver (Clement), and their cousins, Ruth and Edwina Driver. Ruth Driver (now Mrs. John Rock) graciously furnished family pictures of Casa Mañana and other Montecito places.



town in 1896, arriving on his private train. The Arlington Hotel maintained its clientele. Dr. Edward Williams, a partner in Burnham Williams (Baldwin Locomotive Works) had been coming to the Arlington for 20 winters. In some years, he brought his nephew, William Norman Campbell of Chicago, and eventually the Campbells moved to Montecito.

E. P. Ripley and His Chicago Friends

Many residents of Montecito had Chicago backgrounds, a number of them were affiliated with the meat-packing industry such as Swift, Armour, Meeker and Cudahy. Others were friends of Edward Payson Ripley, longtime president of the Atchison, Topeka and Santa Fe Railway Company, headquartered in Chicago.

While still with the Milwaukee Railroad, Ripley visited Santa Barbara in 1894, arriving in his private car and, finding the winters more suitable, he became a regular visitor after he was elected president of the Santa Fe Railway in December 1895. One year the Ripleys stayed at Baxter Terrace, a popular residential hotel at the northwest corner of Micheltorena and Bath Streets operated by Mrs. Frances S. Baxter. After renting various houses for the season, Ripley bought a lot and engaged architect Francis W. Wilson to prepare plans for a house at 229 East Pedregosa Street which was finished in the winter of 1905. This led to other work for Wilson; in the next several years, he designed a number of Santa Fe passenger stations. In Santa Barbara, Ripley played golf regularly at the country club tournaments and also participated in civic matters. He was a director of the local chamber of commerce and for one year was president of what became the Museum of Natural History. After his death in 1920, his daughter lived in the Pedregosa Street house. She died in 1957 and the next year the house was dismantled and the property subdivided.

Ripley introduced Santa Barbara to several Chicago friends. Among them were the Dan Richardsons who built a cottage on *Piranhurst* and Walter E. Hodges, a Santa Fe vice president. Hodges purchased 43 acres from Lombard Conklin in 1913 at the northeast corner of San Ysidro and East Valley Roads and the family spent their winters in the modest house amid the lemon orchard—Hodges Lane now divides the property. In 1921, Hodges built a mansion at 2112 Santa Barbara Street which became the headquarters of the Fielding Institute in December 1983.

Back in 1894, Mrs. Driver had come to Santa Barbara with the Ripleys in their private railway car and it was only a matter of time before her husband, detesting the cold winters of Chicago, would be ready to head for California.

Edward A.S. Driver, a highly successful commodity trader, and his family lived in a typically cluttered Victorian house in Riverside, a suburb of Chicago. He had retired as a relatively young man and both he and Ripley had been mayor of Riverside at different times. The move to Santa Barbara in 1902 was quite an undertaking for, besides his wife, there were two daughters, a son, two maids, a nurse, a gardener and a liveryman. At first they rented the Hayne House (*Las Tejas*) and in 1903 bought the home and surrounding 30 acres of Judge E.B. Hall on Hot Springs Avenue. The judge had named the place *Oak Lodge* but Edward Driver, noting the tendency of Californians to do everything at a leisurely pace, renamed it *Casa Mañana*. (Later it reverted to *Oak Lodge*.)

Bill Parker, who had come west with the Oothout family as their groom, later worked for the Drivers, first as a coachman, then head gardener and later as a chauffeur. Modesta Cota, of the old Montecito family, cooked for the Drivers for a time; one day, in response to the question about the identity of a forthcoming dessert, declared it would be a "Cota surprise." And that term was repeated many times for different desserts. Modesta had worked in a number of homes and, coupled with her large family, was well known.

During this time, many children attended the Blanchard-Gamble School on West Valerio Street, forerunner of the Santa Barbara Girls School which occupied the grounds of El Miradero, the former sanitarium on Constance Avenue with Philip K. Brown as medical director. There were the usual picnics on the beach for children or "beach teas" for the adults. Outdoor activities included horseback riding, sometimes going to the beach, the foothills or over the mountains for a camping trip. For a shorter trip, people rode to the Hot Springs Hotel which at that time served marvelous meals.

Edward Driver died in March 1904, leaving 10 acres to his son who built a house fronting on School House Road. Reflecting the introduction to the Indians of New Mexico through E.P. Ripley, John Driver built a house in the Acoma Indian style for his family which included two daughters, Ruth (Rock) and Edwina (Hitchcock). The family sold this residence, and in February 1920 acquired the house on the Riviera formerly owned by A.C. Olney, former superintendent of schools.

The former Hall house remained in the Driver family until it was sold to the two Cudahy sisters of Chicago in 1928. The sisters, Mary and Clara, had visited Santa Barbara many times; in 1896, one of them played a harp in a local concert. The Cudahys wanted nothing "Californian" about the place, so they cut down all the trees except the oaks. The architecture of the house was

radically changed to an English style. The sisters lived there for about a year and then, still dissatisfied, moved to another place on upper Hot Springs Avenue. The altered *Oak Lodge* became the home of Dudley Bigelow until 1951 when it was purchased by Louis G. Dreyfus, Jr., former U.S. ambassador to Persia.

Montecito Home Club

On April 18, 1914, over 200 people attended the ceremonies marking the opening of the new building of the Montecito Home Club. Located at the southwest corner of San Ysidro and East Valley Roads, the building was built around a court as a community club, particularly for those not members of the country club.

Continuing the work started six years earlier, the club's activities included instruction in cooking, sewing and sloyd. Sections of the first floor were devoted to classes in these subjects, taught by Florence Stone, Mary Holmes and Robert Gano, respectively. Evening sloyd classes were conducted by a Mr. Ranker. The Montecito Home Club was maintained by members but teachers' salaries came from the school fund; each week classes from Cold Springs, Montecito and Ortega Schools came to the club for instruction. Mary Holmes, who doubled as matron, lived in the apartment on the second floor.

There was a circulating library containing children's books and a bowling alley where local boys would pick up 10 cents a game for setting pins. In subsequent years, Brooke Sawyer projected Saturday-night movies—the only public movie theater Montecito ever had. The same nights would find a long line of Italian gardeners, armed with soap and towels, waiting for their turn in the showers.

The general invitation to the opening of the club was extended by Mrs. J.H. Moore, president, and the club's directors who were prominent citizens of Montecito. It was Mrs. Moore of Glen Oaks who purchased the land, erected the building and then donated them to the Montecito Home Club.

At the celebration, Miss Ida Romero read an original poem for the presentation of the hand-wrought Dutch silver vase to Mrs. Moore, donated by the children and directors of the club. Rev. Father Serra made a few remarks in Spanish and Edna Rich, president of the Santa Barbara Normal School, praised the work of the organization. Some folk dances by the children were followed by a tea and tours of the clubhouse.

The origins of the Montecito Home Club have been attributed to the weekly gatherings and dances held at the home of Dr. C.C. Park, beginning in the late 1890s. What transpired in the next dozen years is largely unrecorded but there was sufficient activity which bur-

geoned into renting a building for the Montecito Home Club on the north side of East Valley Road, opposite Buell's store. The club opened its doors with a reception on November 18, 1908, with facilities consisting of game rooms, a reading room and a kitchen. It was expected that classes in sewing and cooking would be offered.

Friday night was the social evening, but other afternoons and evenings the club was open for "quiet reading" and games. Mrs. L.H. Terry was the matron in charge and the organization was supported by voluntary contributions. Mrs. C.C. Park was president.

The Montecito Home Club served the community for many decades, but the emphasis moved from education and domesticity to sports and recreation. Still the lending library continued to operate in an informal manner.

Next to the bowling alley on the west side of the club was a tennis court; further west was a parking lot, then the telephone office followed by the store. The club sponsored the Montecito Boys' Club—dating back at least to 1907—which had its own band two years later. The Boys' Club had its own basketball team but the members had to hustle funds for uniforms.

Mrs. Elizabeth E. Smeal, who was the manager during the 1930s and 1940s, lived upstairs and Mrs. Emma P. Clark, a widow who lived on Miramar Avenue, was the director of the Girls' Club. She also arranged the card games and when no willing parent could be found, she chaperoned the Saturday-night dances. And when there were no formal activities, the player piano with the many rolls of music fascinated the children who found this far more exciting than practicing scales on the home piano.

High school boys took their homework to the club in order to get away from parental supervision and to "check out the girls" who, besides studying their books, were studying the boys. And when they were a little older, the young men returned to the Montecito Home Club where one of the first television sets in the area was installed. Sports and particularly wrestling were the most popular programs to watch.

In 1956, the YMCA took over the operations of the Montecito Home Club. With the development of Montecito Village, the property which had been deeded by the club to the YMCA had become so valuable that it was sold for a handsome sum. With these funds, plus a relatively small amount of donations from the community, the YMCA built a new, modern facility with a swimming pool on Santa Rosa Lane. The site, occupied on a long-term lease from the Montecito School District, straddles Oak Creek. The new Montecito Family YMCA structure was completed March 1, 1983, and was dedicated on May 1 with a grand celebration.



Montecito Country Club

When the new clubhouse was opened to members on March 1, 1908, no one imagined that in the next 10 years the Santa Barbara Country Club would be housed in three different buildings at two separate locations. Subsequently, it would also have a new name.

The new clubhouse was described as "somewhat in the old English half-timbered oak style" with wider verandas and large window space. The driveway had just been graded and, as members entered the building on the main floor, they were soon in the club room with a large window offering a spectacular view of the Rincon. The dining facilities were on the same floor but, utilizing the sloping hillside, the locker room, showers, billiard room and servants' quarters were on the lower level. Upstairs there were 10 bedrooms but only three were finished.

The move opened a new era for club members for, instead of leasing facilities underwritten by the Fithians, they had to arrange to finance them. As mentioned previously, construction of the clubhouse was covered by a \$30,000 5% bond issue. George S. Edwards, Henry P. Lincoln and John P. Redington, Santa Barbara bankers, were trustees of the mortgage; Edwards was also city mayor at that time. There were indications that the wood structure was built on a limited budget; besides the seven unfinished bedrooms, the landscaping had been deferred and the old golf course had to suffice for the moment. There was no

money for awnings but Mrs. C.C. Park, by sponsoring a ladies' card party with a dollar admission charge, raised the necessary funds. Another bond issue of \$10,000 provided for improvements, landscaping and various outbuildings.

Partly because of Lent the opening celebration, other than a reception and some golf matches, was put off until a suitable occasion. The arrival of the Pacific Fleet was a sufficient and good reason for a grand ball on April 29, 1908. People from Montecito and Santa Barbara arrived in carriages and a scattering of automobiles. Some 150 naval officers docked at the Fithian wharf, which had just been rebuilt after some misadventures, and from there walked to the club to participate in "one of the most charming and brilliant functions that could be imagined."

Undoubtedly it was a "brilliant function" but the members were still using the old, inadequate golf course. As the Santa Barbara Country Club was yet unable to finance the purchase of sufficient land for even a nine-hole golf course, certain members pooled their resources and formed the Country Club Land Association on March 10, 1909. The purpose was to purchase appropriate land to be held for eventual sale to the country club under an arrangement similar to the acquisition of the clubhouse site. Within three weeks, the Association purchased an area bounded by the County Road on the north, Animas Road on the west, Ridge (Fairway) Road on the south and a varying line near Montecito Avenue on the east. Except for a few lots purchased from individuals, all were acquired from the Montecito Land Company and then leased to the club for a 10-year term for the golf course.

It was also in 1909 that hotelman Milo Potter opened a new golf and country club in Hope Ranch, west of

A golfer lofts his ball out of a sand hazard toward the cup as we look northwesterly across the golf course to the clubhouse of the Montecito Country Club. In the background is the Santa Ynez Range, which provides a backdrop for Montecito.

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Santa Barbara. Initially, Potter had contemplated locating a golf course on "the Frank Gallaher tract above the Beale place" as an adjunct to the Potter Hotel in January 1906 but the great expense necessary placed that idea in abeyance. Two years went by until the Pacific Improvement Company, longtime owners of Hope Ranch, announced plans for a golf course there under the name of the Potter Country Club with the clubhouse to be situated on a hill west of Laguna Blanca. Things moved along without the usual delays so that the new clubhouse was opened on March 20, 1909. The new club and its successor, La Cumbre Club, diverted some of the social activities from the Santa Barbara Country Club.

When the country club was located at its original site, the Montecito station was conveniently located for patrons taking the train from Santa Barbara. The new site confronted members with a walk of almost a mile and, not surprisingly, complaints filtered to the Southern Pacific corporate offices. Whether Harriman's name was mentioned is speculative but a small shelter at *Ames* station "for the benefit of the Country Club" was authorized in November 1908 at an estimated cost to the railroad of \$406. The structure was placed just west of Butterfly Lane and local trains stopped "on flag." The source of the name remains in question; there was a prominent artist and also a sheriff with this name. Actually, it mattered little as by 1909 the station was called *Country Club*. (There was also a railroad passing track at this location for many years.)

Activities at the club continued as before with par-

ties, luncheons and receptions. La Monaca's band, which had made such a big hit with Mrs. Christian Herter, delighted some 200 people when it performed at the club; a month later it played at the garden party of Mrs. Walter Douglas. Tea dances and bridge at the club were usually scheduled on Saturdays. In September 1909, Samuel P. Calef gave a farewell dinner before departing to Utica, New York, for an extended visit. At the same time, George J. Kaime was pleased when he won the golf sweepstakes. In October, there was a golf match with the Potter Country Club.

The club usually made much of New Year's Eve, recognizing the night with a grand party. The year 1910 was ushered in with a cotillion, led by Dr. C.C. Park and arranged by Earl Graham and Frank Frazier. La Monaca's orchestra furnished the music. A month later, the highlight of a cafe chantant was a one-act play by Austin Strong titled "All by the Light of the Moon." Mrs. W.M. Graham, mother of Earl, had a leading role.

In March 1910, Judge Robert B. Canfield, who had been the club's president for a full dozen years, declined the nomination and Samuel Calef became the club's fourth president. (The first two presidents were Dr. Richard J. Hall and Ronald Thomas, respectively.)

The Mysterious Fire

The year of 1912 opened with the usual club festivities but the serenity was shattered by several events starting with the sinking of the *Titanic*. More impor-

The time is around 1912. The ladies wore long skirts and the automobile would soon outrun the horse. Three vehicles pause in front of the second clubhouse of the Santa Barbara Country Club, a mile west of the original location. A midnight arsonist cut the life of this building to four years and, although never apprehended, it mattered little as a new clubhouse had to be erected in any event.

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Designed by architect Francis W. Wilson, the third clubhouse was erected on the site of the ruins; its cost was just under \$25,000. Located on a slight hill (as indicated in the view at right) its club rooms offered views of the Rincon and the coastline. In the lower floor, adequate space was provided for the men's lockers with ready access to a tennis court. However, the golf course was inadequate and soon after the new building was finished plans were made for a full-scale course at another location.

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tant locally was the unexpected death of Robert Cameron Rogers on April 20 from complications following an appendectomy. A native of Buffalo and a poet best known for "The Rosary," Rogers was the president of the *Morning Press*, vice-president of the Central Bank and a son-in-law of Charles Fernald. His Mission Canyon home, *Glendessary*, was impressive and he was an active member of the community and the country club in particular.

Summer fogs are typical along the coast of Southern California, but the fog in the early hours of June 28, 1912, held an alarming glow as J.B. Davis, the club steward, was returning home shortly after midnight. Having enjoyed the Cavalchina, an Italian fete celebrated at Oak Park with a circus and parade, Davis was walking along East (Cabrillo) Boulevard but commenced running when he surmised that the glow represented the burning clubhouse. Entering the fiery struc-

ture, he rescued the club's books but the intense heat precluded a second entry.

About three weeks earlier when Walter Kitchner, assistant steward, told Davis that he had heard someone around the club at night, Davis informed him of a revolver kept in the office desk. So, on the night of the fire, when the noise of an intruder awakened him, Kitchner turned on a light and went downstairs to get the gun in the office. Finding no one, he returned to the second floor. From out of the shadows along the stairway, a figure leaped on Kitchner, wrestled the gun from him, shot him twice and then disappeared. Meanwhile, the fire started in the attic was enveloping the upper floor. Though stunned, the assistant steward was able to telephone Calef, the club's president, and Dr. J.H. Hurst. Both men responded immediately.

The available water was wholly inadequate to control the flames and soon the entire wood structure was crackling as the flames lighted up the countryside. The city fire department made a belated effort but they arrived too late. A light wind from the east endangered the house on the ocean side of the road and sparks settled on adjoining sheds only to be extinguished quickly. The club's stables escaped the fire.

The intruder was a mystery. Kitchner reported that the masked man wore a red handkerchief around his neck and in the struggle it was revealed that he was wearing a necktie in keeping with his style of dress. It was believed that he was familiar with the club. While George Farragomo, second cook, the only other man in the club at that time, did not see him, others spoke up later to tell of an uncommunicative pedestrian walking or running along nearby roads. One man observed the red bandana fugitive but, not knowing of the arson, did nothing.

As to the motive for the arson, there were only theories, one being that a club employee was embittered because his wife had been a little too intimate with a prominent member.

Whatever the reason, the club activities went on as before. On Friday morning, when all that remained were foundations, a tall chimney and a couple of chairs, the directors met and arranged to lease the nearby Graham cottage. On Saturday, Charles Taylor of Pittsburgh gave a luncheon in the temporary quarters and that afternoon the previously scheduled celebration marking the opening of the summer season was staged successfully. Tennis, golf and swimming matches were held on July 4. The top players in the golf match were Edward A. Gilbert and Dr. Pritchett. Edward "Bucky" Starbuck won the swimming race. The mixed double tennis finals, held the following Saturday, were won by Mariam Edwards and Edgar Park who defeated Gladys Keeney and Selden Spaulding. (Handicaps assisted the winners of the golf and tennis contests.)

Initially, Walter Kitchner's condition gave concern but after the bullets had been removed from his arm, he began to recover and soon left the hospital. Meanwhile, as dinners and dances continued, the directors thought about a new clubhouse. Francis W. Wilson, an architect who had designed many houses and buildings around Santa Barbara, was chosen and at the end of August 1912, after submitting preliminary drawings, he was authorized to proceed with plans. A month later, his early Moorish or modernized Italian facade plan was replaced by a modified Mexican-style building. The front entrance had nine arches while the court, 50 feet square, was open on the east end to afford a fine view of the Rincon. The walls were of brick with a stucco covering.

Shortly after the middle of October 1912, the directors were delighted to learn that several contractors' bids were below architect Wilson's estimates. The contract was awarded to W.W. Varney at \$24,925 with work to begin at once and be completed in five months. The project took a little longer than estimated but was finished in April 1913. The first week brought unwelcome excitement when embers from the fireplace set the rug on fire. The blaze was extinguished promptly but the memory of the recent disaster added to the concern.

The Fourth and Final Clubhouse

Social life around the clubhouse continued as before, the fairways turned from green to brown each summer and golfers made their rounds to return to the locker room, elated or frustrated, ready to discuss each hook or slice to anyone within earshot. However, as the years went by, there was a growing recognition that even the new clubhouse and nine-hole course were inadequate to meet the needs of the growing community.

Santa Barbara's population was increasing; by 1920 it would be three times the 1900 figures and, while Milo Potter's Hope Ranch club provided alternate golfing facilities, the new and enlarged hotels added visiting sportsmen. The original portion of the Arlington burned in 1909, was rebuilt in a grand manner and was reopened in February 1911. El Mirasol, another fashionable uptown cottage hotel, was opened in August 1914. Both the Miramar Hotel and San Ysidro Ranch were well patronized; in 1910, because it turned away 500 prospective guests, the Miramar contemplated an expansion as its 23 cottages could accommodate only 125 people. And there were commercial hotels plus Baxter Terrace, the Gregson and Upham hotels.

Enlargement of the facilities of the Santa Barbara Country Club came in two steps. The first was the lease of nine additional fairways from the Alston Land Association about the close of 1915. When the Montecito

Land Company was subdividing its holdings back in 1887, it retained full ownership of the western segment of its lands above the bird refuge for several decades. Around 1915, title passed to the Alston Land Association, principally owned by F.F. Peabody and G.O. Knapp. The Association graded the nine fairways so that the club members had two nine-hole golf courses at their disposal.

Even this change was not enough for it was apparent by early 1916 that the facilities were overtaxed. The Alston Land Association offered to sell its 60 acres to the club for \$80,000, taking club bonds in payment and, at the meeting of April 17, 1916, the members accepted this proposal. Located north of the County Road and Hot Springs Avenue, this large tract could accommodate a continuous 18-hole golf course, tennis courts and a new clubhouse. All would be under club ownership in contrast with the then-existing situation wherein only the clubhouse land was owned and the golf courses were on leased land. There was some question about the renewal of the 10-year lease with the Country Club Land Association which had only three years to run, for the owners could dispose of their property profitably.

In July 1916, Bertram Grosvenor Goodhue was engaged to draft plans for the new clubhouse, a move that stimulated sales of nearby knolls. Goodhue was nationally known for designs of large churches, such as Saint Bartholomew's Church in New York, for the Phelps Dodge town of Tyrone, New Mexico, and the Nebraska State Capitol, among other edifices. Locally he had designed the Gillespie and Dater mansions; he also drew plans for a generously sized Montecito dwelling of

his own but settled for a modest enlargement of an existing house on East Valley Road which he named *La Cabaña*.

While Goodhue was working on his drawings and other details were being resolved, the club members continued to hold parties and special events.

In August 1916, James Barrie's play *Pantaloon* was presented at the club, an event which aroused considerable interest because Jack (John) Barrymore, the famous actor, not only played the role of the clown, but also designed and painted most of the scenery while he resided at the club. Not to be outdone, *The Kangaroo Girl*, a three-act comedy, was staged by another group at the Montecito Hall a few days later for the benefit of the Mount Carmel Church.

F.F. Flourney, then a contractor but later the county surveyor, had 35 men grading the new golf course in February 1917. One casualty of this progress was the home of John Bradley, the man who had operated the race track around the present bird refuge. Before the end of May, this contract had been completed and Flourney had begun building the two-million-gallon reservoir on Mrs. C.B. Raymond's ranch in Montecito.

With the architectural drawings ready, the contract for the clubhouse was awarded to Winter and Nicholson of San Diego for \$82,000 and construction began May 28, 1917. Amid sounds of hammers and saws, the new clubhouse of the Santa Barbara Country Club rose to its full three-story height. By the fall, nine holes of the new golf course were ready but the members continued to use the existing clubhouse and links near the ocean. (The new 18-hole course was not ready until the end of 1918.)



The Santa Barbara Country Club shortly after its 1918 completion, seen from the north side. Architect for this fourth structure was Bertram Goodhue, a noted designer of large structures and cathedrals. It was facetiously remarked that somehow plans for the country club were switched for plans of a cathedral. The clubhouse has been remodeled and enlarged many times. Santa Barbara Historical Society

The new Arlington Hotel, replacing the original structure lost in a fire, was opened in February 1911. The Mission Revival hotel was severely damaged in the 1925 earthquake with the most visibly apparent damage centering on the prominent tower.

Santa Barbara Historical Society



The new clubhouse, originally scheduled for completion by December 1, 1917, was delayed but a commitment was made to be in the new quarters on February 22, 1918. Finally, the great day came and, even though the physical move was incomplete, the house-warming dinner and celebration of the Santa Barbara Country Club was held on Washington's Birthday as promised. With the country at war, the event was conducted on a low key with 22 parties organized for that occasion.

Not everyone was pleased and delighted with the design of the new clubhouse. One observation, repeated several times, was that the shipping clerk in Goodhue's office was confused for he allegedly sent plans for a large church to Santa Barbara and the country club plans to a church in an unknown eastern city. The comment concluded with the remark that "It must have been a wow of a church!"

The opening of the new clubhouse coincided with developments in Hope Ranch and elsewhere as new facilities competed for potential patrons. La Cumbre Golf and Country Club built a new clubhouse on another hill in Hope Ranch and developed a new golf course. During the course of construction, La Cumbre members were invited to use the newly opened fairways of the Santa Barbara Country Club.

A tea dansant in the first afternoon of 1918 celebrated the opening of the new clubhouse of La Cumbre Golf and Country Club, even though the first nine holes of the golf course would not be ready for another two weeks. El Encanto Hotel, the creation of banker James M. Warren, received its first guests on New Year's Day although the carpenters still had work to do. An open

house on February 2, 1918, marked the official opening and throngs of visitors arrived at the hotel on the Riviera by auto or streetcar and wandered around the grounds of the hotel and its 10 cottages.

A Change of Name and Ownership

The new clubhouse and 18-hole golf course of the Santa Barbara Country Club cost more than anticipated. Instead of a bond issue of \$150,000, which in itself loomed large to a membership used to a debt of \$30,000, the figure was now standing at \$200,000, with correspondingly more annual interest to pay.

The club's financial situation was deteriorating; at a special meeting on May 31, 1921, an assessment was necessary to pay the club's back bills. Annual dues were increased at that time as well. Some of the golfers talked of creating a new course on the Crocker-Sperry Ranch but nothing was to come of this idea for some years.

It was too late to rescue the club from the financial storm. While the details are lacking, it was necessary to close the club during the summer of 1921; probably the last major event was the "brilliant supper dance" given on August 6, 1921, when Elizabeth Howell Pierce was presented. A throng of over 300 people enjoyed the party.

For the remainder of the year, club members gave dinner parties at home, the new Samarkand Hotel or La Paz Hotel or at Kramer's. An old house next to the Bluebird Garage on the Coast Highway was remodeled by Samuel Kramer, formerly with the Ambassador

(Potter) Hotel, into a restaurant with a ballroom. Decorated in a Chinese motif, Kramer's was opened November 22, 1921. For a while the restaurant enjoyed some patronage but within two years it had changed hands and was called the Sunset Inn.

Tracing the events from courthouse records, it appears that the covenants of the bond issue, which named George S. Edwards as trustee for the bondholders, enabled the directors of the Santa Barbara Country Club to turn over the physical assets of the club to him, as trustee, and so relieving members of the pressing obligations of the principal and interest of the bonds. During September 1921, George S. Edwards' offer to purchase certain unmortgaged property of the club for \$33,500 was accepted and, with the signing of the documents dated October 31, 1921, the full trans-

fer from the members to the trustee for the bondholders was made. In the agreement, it was stated that the transfer would be made to "a new country club to be known as the Montecito Country Club. . . ."

A few days later, articles of incorporation of the Montecito Country Club were filed by C.K.G. Billings, F.F. Peabody, G.S. Edwards, Reginald W. Rives and attorney Francis Price, representing G.O. Knapp. Rives was the first president of the new club. Former members of the Santa Barbara Country Club were welcome to join the new club for a time without initiation fees and annual dues were \$120 for a full membership, declining to \$50 for a sports membership.

During the time the club had been closed, extensive improvements had been made in the clubhouse and Ira Altschul had been engaged as the new steward. On the



Looking across the southeast corner of Santa Barbara and into Montecito in the fall of 1984, the golf course of the Montecito Country Club dominates the scene; its clubhouse is almost in the center of the picture. On the right border of the golf course is the old Coast Highway; next are the Municipal Tennis Courts and the freeway (U.S. 101). Further right are the Southern Pacific tracks and the Bird Refuge. Montecito, beyond the golf course, is largely hidden by trees.

Philip de Beixedon



After purchasing the former clubhouse, J.P. Jefferson made many changes in its conversion to his residence. Most conspicuously absent was the colonnade.

golf course, some fairways were lengthened or rearranged, a water system was piped along the fairways to ensure a year-round green appearance and two additional tennis courts were constructed.

It was paradoxical that the club, now located within the city limits, was called the Montecito Country Club whereas, when situated in Montecito, it was the Santa Barbara Country Club. The clubhouse was reopened in its renovated form in the evening of December 31, 1921, with festivities beginning with a 30-minute motion picture and followed by dancing with two orchestras continuing into the wee hours of the next morning with a pause for a buffet supper at midnight.

For the last six decades, the Montecito Country Club had been owned by individuals or groups. In the early 1930s, the McCormicks plugged the financial leaks in the budget. Some years later, the club was owned by Avery Brundage and, in more recent times, by a group of Japanese investors. During this long span of time, the club's fortunes have varied. A spark from the chimney set fire to the tower on Sunday morning, September 9, 1928, but the flames were checked before extensive damage resulted. Around 1939, when Horace W. Rupp was manager, many trees were planted to separate the fairways. Ten years later, a 30 by 70-foot swimming pool was constructed for the members, complete with a children's pool. There have been numerous parties, luncheons, dinners, dancing school lessons, meetings, lectures, plays and concerts in the clubhouse as well as countless golf and tennis matches on the course and courts in keeping with the long-standing traditions of this club.

Mira Flores—The Former Clubhouse

Early in 1917, while still occupying the premises on Fairway Road, the Santa Barbara Country Club agreed to sell the clubhouse to John F. and Mary C. Jefferson who contemplated adapting it for a fine residence. The Jeffersons were seasonal visitors with a small house (*La Casita*) on Eucalyptus Lane.

John Percival Jefferson (1852-1934), orphaned in infancy, grew up in his uncle's family. Following his graduation from West Point, he served in the army for another eight years until 1882 when he joined Struthers, Wells & Company of Warren, Pennsylvania, manufacturers of gas and steam engines. After four years he was named general manager of the firm and became president in 1902, a post he held until his death. Jefferson was involved in other enterprises, principally banking and lumber. He participated in civic affairs, both in Warren and Santa Barbara, donating funds to various causes. He was the last president of the Santa Barbara Country Club.

The Jeffersons engaged Reginald D. Johnson, a Los Angeles architect who had designed several houses in Montecito, to plan the alterations. Work, originally scheduled to begin in December 1917, was postponed for two months until the country club moved to its final location. Although the general plan required few structural changes, 12 months were necessary to remodel the building. The most noticeable exterior change was the elimination of the nine arches in the front of the former clubhouse.

In the interior, the former club lounge was paneled in pine to become the living room while the dining room was decorated in a modified Italian style with a black and gold mantel. The second floor was altered to create a master bedroom suite which was approached by a "more dignified" stairway. The living quarters were grouped around a patio which led to a lower garden with a reflecting pool and a statue of Bacchante by McMonnie. Paul G. Thiene was the landscape architect.

Even before they settled in their new home in April 1919, the Jeffersons had donated their Warren, Pennsylvania, home to the YWCA and provided extra funds for a gymnasium building and a pool. Their smaller home on Eucalyptus Lane was sold to Mrs. Hammond of Bonnymede.

Shortly after their move to *Mira Flores*, their new house, the Jeffersons had the first of many dinner parties and receptions; in January 1921, they invited several hundred people to *Mira Flores* to enjoy a piano concert by Lester Donahue as an unrealized forerunner of the future use of their home.

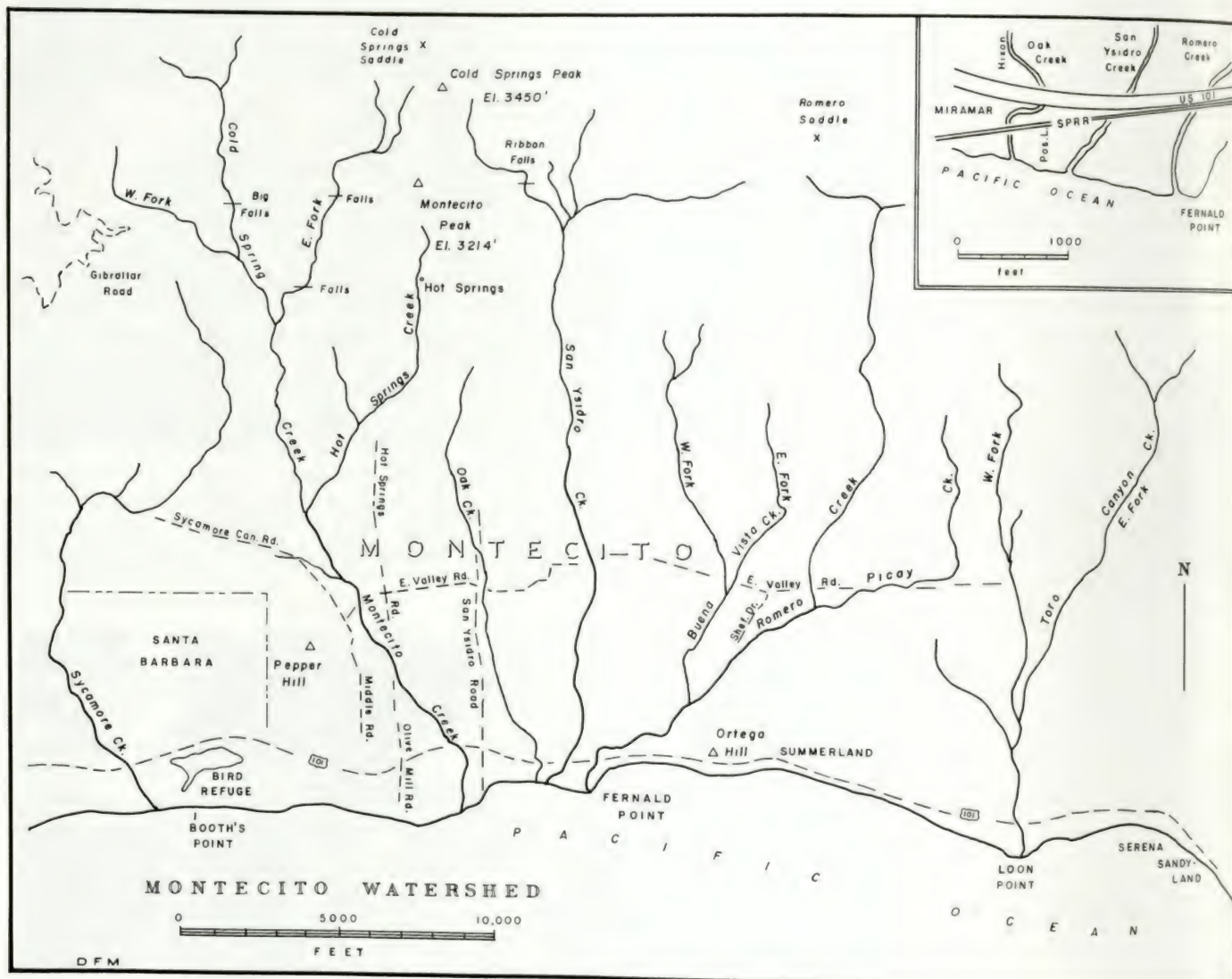
Jefferson's first wife was the former Alice Wetmore, sister of Edward D. Wetmore. After her death, Jefferson married Mary C. Trunkey in Santa Barbara in the latter part of 1915.

Edward Ditmars Wetmore (1861-1946) was born in Warren, Pennsylvania. After graduating from Columbia Law School, he worked in his father's lumber company in Warren. Commencing in 1909, he headed the Kinzua Lumber Company in Oregon and also managed other manufacturing and banking concerns, sometimes in conjunction with J.P. Jefferson. Wetmore's home, *Senuelo Montecito*, almost across the road from *Mira Flores*, was built in 1911 along Spanish lines. F.T. Underhill was the architect.

Unlike the Wetmores who had three daughters, the Jeffersons had no children and, after Mary Jefferson died, her longtime secretary, Helen Marso, inherited *Mira Flores* in 1950. Four years earlier, the Music Academy of the West had been organized as a summer school and, shortly after Miss Marso received title to the property, Mrs. Robert Woods Bliss was chatting with her about the Music Academy. Mrs. Bliss observed that *Mira Flores* would be a great campus for the Music Academy but that it would be difficult to raise the money to buy it. Over the years, Helen Marso had helped many charities and, prompted by this remark and in keeping with her generous spirit, she donated *Mira Flores* to the Music Academy. Miss Marso lived in Santa Barbara until 1957 then lived in various eastern cities until she died in Buffalo in 1971 at the age of 94.



A quiet but dignified gate marks the entrance to the Music Academy of the West.



Six major water courses and their tributaries drain the Montecito watershed. The center four—Montecito Creek, Oak Creek, San Ysidro Creek and Romero Creek—originate high in the mountains; in the case of the West Fork of Cold Springs Creek and Montecito Creek, water flows for more than five miles before reaching the sea.

Although the points of origin between Cold Springs Creek and Romero Creek are six miles apart, their outlets on the shore of the Pacific Ocean are as close as 4,000 feet.

Over the years, these creeks have had different names. Sycamore Creek has been called Los Alisos Creek (Sp. alder trees). Hot and Cold Springs Creeks indicate the temperature of the water feeding them. On older maps and in early deeds, Oak Creek was known as San Ysidro Creek and, at that time, Bush or Bath Creek were the names supplied to the present San Ysidro Creek. Romero Creek has also had a variety of names including Ortega, Ficay, Picay and Najalayegua Creek. Probably an old tale involving a bull is responsible for the name of Toro Canyon Creek.

Floods and Fires in the Early 1900s

The rains of March 1906 caused widespread damage over a large part of the Southwest. In Santa Barbara, E.H. Harriman, hardly a novice to the havoc of storms, had to stay an extra day because his railroad was closed due to slides and washouts. Because wagon roads in the upper part of Montecito were damaged, some people made detours but not all escaped the hazards of high water.

Mr. and Mrs. H.C. Jenkins, trying to ford the swollen San Ysidro Creek, were swept under a broken fence into the Hiram Brundage lemon ranch along San Leandro Lane. Luckily Brundage was resourceful, for he not only rescued the couple from the errant waters, but cut the reins and saved the horses. And then, working skillfully, he saved the buggy!

At the year's end, there were heavy showers along the coast and a cloudburst in Montecito; they were a pre-
amble of things to come.

Reputedly the heaviest storm in the county's history began January 5, 1907. The Southern Pacific Railroad was blocked by slides and washouts and considerable damage was reported in Montecito and Santa Barbara. Guests of the Miramar Hotel were surprised on the morning of January 8 to what had formerly been a sunken garden by the cottages the night before now was transformed into a roaring river. Montecito Creek, instead of terminating on the shore west of Humphrey Road, decided to follow an ancient path swinging eastward through Miramar before turning toward the sea. The Miramar stables, located at what had been the mouth of the ancient creekbed, were flooded but the horses were saved. Nearly five inches of rain fell in Montecito during the storm and some Miramar patrons had to move to other cottages.

Rain and cold continued to make January 1907's

12-inch rainfall the stormiest January in years. With cold weather came snow; on January 16, snow covered the foothills as far down as the E.H. Sawyer place on Hot Springs Avenue, an almost unheard-of event.

Montecito roads suffered with the adverse weather in March 1907. Many were "so badly gullied that to drive over them and have a full set of springs at the end of the trip is a hazardous undertaking. . . . Olive Mill Road is in very bad shape, two parallel ditches down the center of the road having been cut by the rains."

An even greater storm, the "worst in years," came in January 1909 bringing record-breaking rainfall. The Booth's Point Road (now Cabrillo Boulevard) was under water. Eucalyptus Hill Road was in "a nasty condition" and washouts left the road with deep cuts. Many people in Montecito wisely stayed inside their homes.

Two weeks later, there was a large landslide on Montecito Peak, leaving a permanent scar of bare rock which is still visible today from Santa Barbara.

Heavy rainstorms were recorded in other years and some, such as those in January and March 1911, caused considerable damage throughout the county. In Montecito, the eastern end of Mountain Drive, just completed, was closed because of washouts and a major slide blocked Eucalyptus Hill Road, just above the county hospital. The most devastating storm swept Montecito three years later.

The September 17, 1913, Fires

When the sun rose on September 17, 1913, it ushered in the hottest day in Santa Barbara for over 50 years. The day before the temperature reached 103°, this day it peaked at 108°.

Already scorched by the hot sun, the grass everywhere was highly combustible, almost inviting the small grass fire in Sycamore Canyon that afternoon to sweep up the canyon and threaten the home of Dr. Charles Anderson who lived just above Mountain Drive. A retired army doctor, Dr. Anderson had lived in Santa Barbara for several decades with his family. He tried to battle the flames but was so badly burned that he died shortly after being taken to the hospital.

The intense heat made fire fighting difficult but the men from the Forest Service controlled the fire quickly. Two volunteers, Gavin Brackenridge and Arthur Ogilvy drove to the scene in their auto and "worked splendidly."

Though Santa Barbara lost one of its most respected citizens in the fire, the economic loss was trifling. As a wide area had been cleared around the Anderson house, it was in no danger and, had he stayed inside, Dr. Anderson probably would have survived. The Mountain Nook on Mountain Drive of Herbert M. Orris (formerly owned by William Ferl) was situated in a charmed canyon not far from Coyote Road. While a similar fire in 1912 burned on the east side of the Nook, this one burned on the west side.

While the fire was burning, a movie crew from the Flying A Studio hurried to the site to film scenes for a picture then in production. Two men, overcome by the heat, collapsed but were revived with water.

Before the day was over, there were more fires. A cigarette left after a picnic party destroyed a hillside of oaks back of the Potter Country Club in Hope Ranch, so the same Flying A crew went to film that scene. And that night, while he was away, Charles Hutchinson's house on Yanonoli Street was consumed by flames.

Though many miles away, another fire at the same time had more serious economic impact when it burned tunnel No. 6 of the Southern Pacific Railroad over the Cuesta Grade north of San Luis Obispo. Through train service was not restored for 60 days and Santa Barbara hotel managers noted the decline in patronage.

The Great Floods of 1914

The year 1914 began with record-breaking rains and flooding in Santa Barbara and Montecito which culminated in a tragedy on Sunday evening, January 25. The deluge, commencing in the wee hours of Saturday morning, dumped 8.48 inches of rain on the coastal plain in the next 72 hours of which half fell in two devastating hours on Sunday afternoon.

Before that weekend was over, large areas of California and Oregon were flooded and, with highway and railroad bridges washed out and telephone lines snapped, communications were at a standstill. Locally, the greatest damage was found along Mission Creek and Hot Springs-Montecito Creek.

Commencing high in the Santa Ynez Range, Mission Creek enters Santa Barbara from the north to run along the west side of town before swinging eastward to enter the ocean near State Street. In Mission Canyon, the bridges across the creek to the houses of John L. Colby and Rev. George F. Weld were destroyed. The gardens of these houses as well as those of artist Fernald Lungren and lawyer Charles MacVeagh were ravaged by the mad waters making the frantic dash to the sea.

Hollister Avenue (De La Vina Street) was flooded along with Oak Park. Neighbors along Mission Creek reported that it was 2,000 feet wide at one time; un-



Great storms and floods suddenly occur in Montecito from time to time. This view of the devastation of the January 1914 cloudburst cannot begin to convey the fury of the torrents during the storm, in which roads were washed out and two prominent citizens were drowned. Heavy rains concentrated in the Hot Springs Creek watershed to rush down this creek (and its continuation as Montecito Creek). When the torrents reached the bridge near Olive Mill Road, the errant waters left their normal course to race down that thoroughfare, scouring a deep ravine along the road.

Warren Fenzi Collection

Mountain Drive, a scenic road in the foothills above Santa Barbara and Montecito, was an adventure in driving. By custom, it was a one-way road; autos entered at Mission Canyon and left the drive at Cold Springs Road. Mountain Nook, the banana ranch operated by William Ferl (1835-1906), was a popular place to stop for refreshments and postcards. In his hand, and in the rack to his right, are snakeskin canes which he made for the tourist trade.



doubtedly this was an exaggeration but this is indicative of the impressions imposed by fearsome waters. Houses were flooded, some were twisted and, at Haley Street, Victor Breslin's neighborhood grocery was shoved across the street and lodged against a telephone pole. Breslin personally had a narrow escape rescuing his horse, for only seconds later his barn was swept away.

So great was the flow of water in Mission Creek that some people erroneously believed that the Santa Ynez River had changed from its normal course to enter the domestic water tunnel through the mountains and pour water into the creek.

Each canyon delivered torrents of water destined for the ocean, disrupting everything in its path. Tree stumps and flotsam, pushing against bridges, caused the water to surmount the crossings until the pressure was too much and the structures simply gave way.

Sycamore Creek chose to split its discharge with some water flowing into the salt pond (Bird Refuge) which probably saved the Punta Gorda Street crossing; for a time this was the only way to Montecito.

In Montecito, the extent of damage varied according to the area. Old Town, or Spanishtown, straddling Montecito Creek, was "wiped off the map," according to one newspaper headline. The accumulation of tree stumps against the bridge formed a dam which shunted the water to the west to smash several houses. One of the largest houses there was crushed by a falling tree. Queremon Lopez and Jose Robles each lost a building, and two houses, belonging to Thomas Compton, gardener of the Gillespie estate, were destroyed. The new water course also wiped out 50 feet of East Valley Road.

The Montecito Welfare League appealed to all Montecito residents for funds to help the sufferers. Even before the appeal, generous donations were received, especially for the five families who lost everything.

The "wiped off" headline attracted numerous sightseers from Santa Barbara to view the flood damage in Old Town. Soon the roads around Sycamore Creek crossing became a mire and eight automobiles succumbed to the grasping mud. Concentrated efforts were made to replace the bridge near the present zoo; fortunately parts from a discarded railroad bridge were available locally and contractor Mangus Johnson had the replacement ready for traffic just five days after the storm.

Olive Mill Road was another major casualty, as the waters of Montecito Creek chose to follow the road and scour a channel 20 feet deep in its place. Loring Andrews, a cousin of Joel R. Fithian, was caught by water rushing down the road to be carried a quarter of a mile before managing to grab a tree. Luckily, some men at the Country Club heard that some people were in trouble so went out to help. Dr. Harold Sidebotham found Andrews but it was impossible to reach him. Finally he was able to throw a rope to Andrews and the man was saved.

Damage to the bridges and roadbed halted two Southern Pacific trains in Santa Barbara and another in Carpinteria. On the latter train, headed for Santa Barbara was the Mutt & Jeff theatrical company as well as film actor Harry Pollard on his way to complete his role in *In Dees-a Country* at the Flying A Studio. After two days in Carpinteria, Pollard was able to reach the

studio by telephone. Arrangements were made for him to walk to Summerland where he met the rig sent for him.

The steamer *Bear*, already carrying 150 people from San Pedro to San Francisco, took another 200 from SP trains stranded four days in Santa Barbara. Another ship, the *Santa Clara*, gathered passengers from trains stalled at San Luis Obispo and conveyed them to Los Angeles. Through train service was restored hesitantly on February 3.

The news of the general calamity spread far and wide with dramatic exaggerations. George S. Edwards, head of the Commercial Bank, received a cable from Holland inquiring about the status of one individual feared lost in an alleged tidal wave that reportedly destroyed Santa Barbara.

Various places along Montecito Creek and homes in other areas were damaged. The casino of the Gillespie estate was lost as was the lemon house of William P. Gould. Water, normally flowing down Hot Springs Creek, chose to run down Riven Rock Road, taking out a portion of the stone wall around the McCormick estate.

While the "showplaces" of Montecito, such as Knapp's *Arcady*, Henshaw's *Mira Vista* or the homes of John R. Poore, A.E. Bingham and C.F. Eaton escaped major damage, others were not so fortunate. Peter Riedel, landscape architect, after surveying the scene, reported that along East Valley Road the Cottam place and *Hollyhocks* (Frederick H. Randall) opposite the Crocker Ranch were badly washed out. While a new waterfall appeared at the San Ysidro Ranch, a number of other private water systems had to be repaired.

The Loss of Louis and Elizabeth Jones

The greatest tragedy was the loss of Louis and Elizabeth Jones who were drowned during the storm while making a determined effort to reach their children. The Jones' home, *Wildwood*, was on the north side of East Valley Road between San Ysidro Creek and Park Lane. Mr. and Mrs. Jones were enjoying Sunday dinner with friends at the Santa Barbara Country Club, at that time where the Music Academy is today, while the children were left at home with two nurses. The youngest child was only four months old. During the late afternoon, some person came into the club with the disconcerting news that some of the roads had become impassable because of the heavy runoffs. Knowing of the relatively close proximity of San Ysidro Creek to their house, the Joneses were anxious to be with their children and so departed for home late in the afternoon. Unable to drive across flood-torn Olive Mill Road, the Joneses abandoned their car and walked along the highway to Miramar.

Meanwhile, (Louis) Winchester Jones, their 14-year-old son, became concerned because the creek, now churning boulders "as big as a couch," was too close to the house for comfort. He tried to telephone the country club to reach his parents but the telephone line to the club was inoperative. Carrying the baby in his arms, he walked with his two sisters to Dr. C.C. Park's home next door and on higher ground. The two nurses came along later and all were safe.

Reconstructing the story of Louis and Elizabeth Jones, on arrival at Miramar, Harry J. Doulton tried to persuade them to spend the night there but the desire to get home was so imperative that he gave them a lantern and they departed. Apparently, they first walked toward Ortega Hill, then retraced their steps to San Ysidro Road and headed toward the mountains. How far they went before trying to cross Oak Creek is a matter of conjecture, but it is believed that while they were standing on the edge of the raging creek, the bank gave way, plunging them into the water. The next day, their bodies were found close together, just below the Santa Rosa Lane crossing, the victims of drowning.

Dr. Park attempted to telephone the Miramar Hotel to leave a message that the children were safely ensconced in his house. There was a "hello" and then silence as the wires broke. Had the telephone remained in working order 10 seconds longer, the sad event would have been avoided.

The community was stunned. Louis and Elizabeth Jones "were among the most widely known and highly respected residents of the county," declared the *Press*. Sympathy poured out for the children; additionally the many friends of their parents felt the loss keenly. While services were held on Saturday in the Trinity Church by Dean George F. Weld, business in Santa Barbara was generally suspended. Southern Pacific ran a special train from Montecito and return for those attending the services; no fare was charged.

The crowd came by horse, auto, train, streetcar and on foot and represented all walks of life. The Chinese citizens presented one of the most magnificent floral offerings: a standard with a crescent and star. Business associates came in large numbers as did their many friends. A memorial chapel at All Saints by the Sea Church honoring Louis and Elizabeth Jones was seriously contemplated but, for some reason lost in time, it never materialized.

Mrs. Margaret Trimble, widow of a Baltimore surgeon and sister of Louis Jones, was in Europe where her five children were in school but hurried to Santa Barbara. Although the house at *Wildwood* was not damaged, the driveway was washed out so Mrs. Trimble, now responsible for nine children, moved the group into ex-Mayor Woods home at the northwest corner of Anacapa and Pedregosa Streets. Some time elapsed

before they returned to *Wildwood*, a sprawling, one-story shingle house with lots of sleeping porches. (The house was sold in 1928 and dismantled. The Clifford Greenes built a Monterey-style house on the same location and carried on the name *Wildwood*.)

Louis Jones packed a lot of activity in his 48 years of life. Born and educated in New York City, he went to Argentina for a visit after his schooling, but stayed on for three years working on a cattle ranch near Pigúe in the Pampas country. Returning to the United States, he managed a cattle farm on the eastern shore of Maryland.

Jones had known F.T. Underhill in New York and, after expressing a wish to be working in the west, Underhill found a place for him on El Roblar Ranch near Los Alamos. In the fall of 1892, after four years at El Roblar, Louis Jones became manager of Los Alamos Ranch (John Bell) for three years but not without adventures. Coming back to the ranch from Santa Barbara, he had a close call when he was almost surrounded by a mountain fire.

He moved to Santa Barbara in 1895 and entered the transfer business as a partner of Sam Stanwood. When hired workers failed to show up at the appointed hour, Jones, without hesitation, would shoulder heavy trunks and move them as needed.

His kindly, sympathetic and happy disposition endeared him to everyone. For a time he was manager of the *Morning Press* but somewhere along the way, he picked up typhoid fever so his mother came out to take care of him and to bring a message. His German grandfather wanted him in his brokerage business and for a time Louis Jones was confined to New York City.

He did slip away to the summer place of William Norman Campbell at Woodstock, Vermont, where he met Lillie Winchester, who later became his wife. W.N. Campbell was best man at the wedding.

Five years after their son Louis Winchester was born, Lillie died. For about a year, father and son traveled around Europe. Subsequently, Louis Jones married Elizabeth Young Sharp of Canada and then the family came to Santa Barbara. In May 1907, Jones purchased 17 acres along East Valley Road in Montecito from Dr. A.B. Thaw where he built his home, *Wildwood*, probably so named because of the oak grove on his place.

Louis Jones was now in a position to devote considerable time to civic activities. He was a bank director, and also president of the local chamber of commerce for several years but his major enthusiasm centered on better roads. One special project was to find a better way to drive between Ventura and Santa Barbara. At that time there were two options: Casitas Pass, then a narrow, winding road or gamble with the tides along the Rincon. He conceived the idea of building wharves along the Rincon but, instead of reaching out into the sea, his wharves would parallel the shore. With Harry Doulton, Jones went to Sacramento to discuss his idea with highway engineers. Once the causeway plan was accepted, the project moved along and the Rincon causeway was opened to vehicular traffic in November 1912.

Louis Jones belonged to both the city and country club and was chosen to be the grand marshal of the July 4, 1911 parade. He was a popular man who worked effectively to improve the community, so his sudden death was a severe loss to everyone.



As Montecito streams are dry most of the year, it is hard for visitors to picture them as turbulent streams. After the heavy rains in February 1986, Montecito Creek was active, with water flowing under the Hot Springs Road bridge.



George Washington Smith, a master of house design, built this house for himself when he moved to Santa Barbara in 1916. Called El Hogar, Smith sold it to Craig Heberton four years later.

Santa Barbara Historical Society

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Middle Road

The Panama-Pacific International Exposition staged in San Diego and San Francisco, coupled with the economic recovery, brought swarms of tourists to California in 1915. Some days in July found trains between Los Angeles and San Francisco operating in three sections and many tourists paused in Santa Barbara for their first visit. The local railroad station staff noted that more baggage was entering Santa Barbara than departing which was construed as a favorable growth factor. The society editor of the *Press* observed: "The summer colony of Montecito is drawing more largely than ever before from the fashionable world of California . . . and elsewhere."

The growth of the number of visitors continued, peaking in the winter months of 1917 just before the United States entered the war. Rail travel was so heavy in February that Southern Pacific operated the *Shore Line Limited*, predecessor of the famed *Daylight*, in two sections three times each week. Indicative of the swell of winter visitors was that over 400 trunks were handled in the SP baggage room in a 48-hour period.

The migration to Santa Barbara and Montecito followed the well-established pattern. The first visit was for a week or so. The next year, reservations for a season were made at the Miramar or San Ysidro. The following year, a house or mansion was rented for a longer period. The final step was to buy an existing home or purchase land for a house designed to meet individual needs.

To establish the first Montecito estate is difficult as definitions of an estate lack precision. Some say that the I.G. Waterman house (*Mira Vista*) of 1891 constituted the first Montecito estate. Others would qualify the Eddy house of 1874 for that distinction. While there were a number of Montecito homes surrounded by

beautiful gardens in the 1890s, it was not until the first decades of this century that the houses became grander in every way. Some of the palaces and kingdoms are discussed in the second volume but others, while less pretentious but still grand, were built along Middle Road, Sycamore Canyon Road and East Valley Road. These are described in this and in following chapters.

Middle Road

Middle Road, as laid out by George F. Wright for the Montecito Land Company, begins its short course with a curve as it climbs up the hill from Coast Village Road and, in a half mile, ends at Hot Springs Avenue. In prior years, large houses dominated the scene together with the Country Playhouse and the Bartlett Polo Field.

Five roads intersect the west side of Middle Road thus creating six blocks of 20 to 35 lots each. Starting at the base of the hill was *Las Acacias*, the home of Samuel P. and Anna Calef. Born in New England, Calef began his career with the War Department in Washington, D.C., and closed it with private ventures in Honolulu and ranching in the Santa Ynez Valley. Coming to Santa Barbara in the fall of 1906, he purchased several lots for his house and garden which was constructed the following year. Designed by Myron Hunt and Elmer Grey of Pasadena, it was described as "large but rather ostentatious." Many additions were made to the house in its first five years but the best-known feature was the extensive electric lighting and heating system with switches galore! One of the features of the garden was a lawn, sweeping down to the county road.

The Calefs led an active social life and gave many parties. He joined the directorate of a local bank and



Named for its geographic location in one portion of the tract of the Montecito Land Company, Middle Road is a short thoroughfare—but a popular place to live.

William H. Bartlett, Jr.'s house (left) was linked to his father's house (right) by a pergola hidden in the shrubbery. Their occupancy was brief as both died within a short time. Subsequently the Senior Bartlett's house was dismantled; today only a vacant lot and gate posts mark the site.

I.A. Bonilla Collection

then became the president of the Country Club. Subsequently he was chairman of a committee charged with finding a way to improve the Santa Barbara harbor by constructing a breakwater or by some other means. Calef also distinguished himself by possessing the first car on the Pacific Coast with a miniature pipe organ, which he installed in his large Pierce Arrow in 1912.

Bluff Drive, now Oriole Road, marked the north line of the Calef estate. (At one time, Bluff Drive continued east of Middle Road, generally following the crest and connecting with Mesa Road.) Adverse family finances

in the late 1920s forced the disposition of *Las Acacias*; Santa Barbara lawyer John M. Curran and his family then occupied the home.

William H. Bartlett, Sr.

Most of the land between High and Summit Roads on the west side of Middle Road formed the estate of William H. Bartlett, Sr., and his son, William H., Jr. Bartlett acquired his property from the Montecito Land Company in 1909 and from I.R. Baxley in 1910.

The Bartletts and their friends were active polo players. With much open land available, a polo field was conveniently located across Middle Road—its one-time clubhouse, seen here, has been a private residence for over 50 years.



I.R. Baxley lived in three houses during his 45 years in Montecito. This house, along Summit Road, was his third and last Montecito residence. Charles and Oona Chaplin spent their honeymoon here in 1943.



The Baxley studio was converted into an artist's studio. During the 1930s, this was the home of Ralph Russell, a fine private piano instructor who had previously taught music at the Deane School.

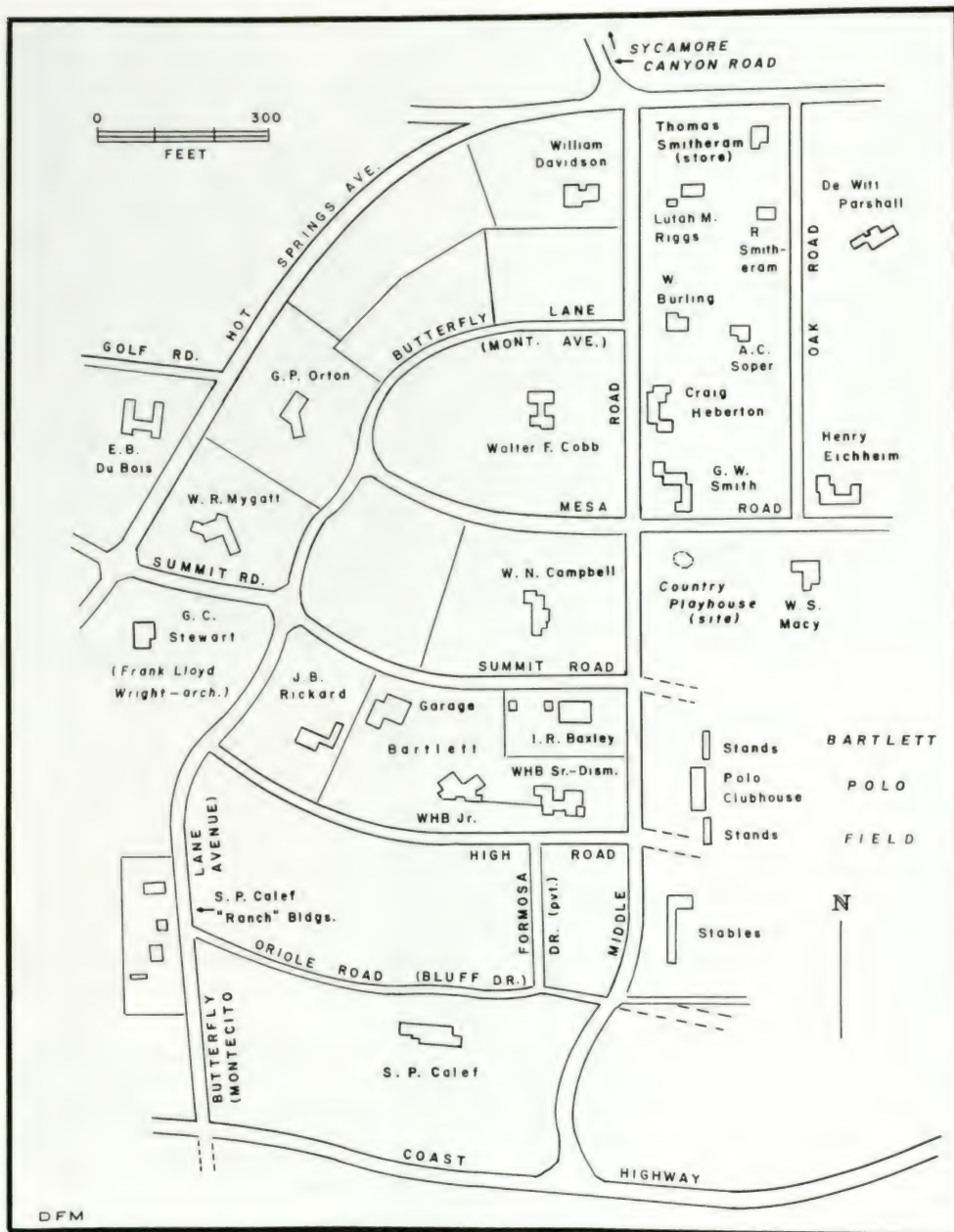
Isaac R. and Ellen C. Baxley continued to live on their remaining property at the southwest corner of Summit and Middle Road where they settled after moving from their long-established residence on Hot Springs Avenue. A lawyer and lemon grower, Baxley was also a playwright and his biographical sketch will be in the chapter concerning the Country Playhouse in Volume II.

W.H. Bartlett, Sr., the son of a pioneer merchant, was born in Peoria, Illinois, in 1850. After graduating from Dartmouth (subsequently his uncle was president of the college for many years), he joined his brother in Peoria as a grain broker. Moving to Chicago in 1888,

he organized the firm of Bartlett, Frazier & Company with James A. Patten as a close associate. Bartlett, "a bold and successful operator," amassed a large fortune and retired in 1910.

By that time he owned a large cattle ranch at Vermejo Park in northern New Mexico, formerly part of the famed Maxwell Land Grant, and, with money no object, he built three large houses on the ranch, one for each son and *Casa Grande* for himself. When he was not fishing or astride a horse, Bartlett enjoyed reading and his Evanston, Illinois, home contained 12,000 books.

The death of his wife in 1904 left Bartlett a widower



Part of the subdivision of the Montecito Land Company included a mesa which surveyor George F. Wright divided by Middle Road. Other road names reflect the topography. Bluff Drive (Oriole Road) was planned to cross Middle Road and loop around the crest of the hill to meet Mesa Road. Summit and High Roads were to connect with this loop. The Coast Highway, which for a long time was U.S. 101, has been changed and is now Coast Village Road.

This map depicts most of the houses existing around 1920; today the area is clustered with many houses. Most of the larger structures shown on this map exist today, the notable exceptions being the Polo Club stands and stables and the house of W.H. Bartlett, Sr.

with a married daughter in Honolulu and two sons. Norman W. Bartlett spent most of his time on the Vermejo ranch. After his house was ready, the other son, William H., Jr., resided in Montecito close by his father. Both men, along with their neighbors, were interested in polo.

In the spring of 1911, one house and garage, designed in an English style with a plaster and beam exterior, were finished for William H., Jr. The contract for the father's house was let to Richards-Neustadt on April 1, 1911, to be constructed according to the plans of Frederick Louis Roehrig of Pasadena. Each house contained a half-dozen bathrooms and the two houses were joined by a pergola. The grounds had been exten-

sively graded by gangs of men and teams before planting and mature palm trees were brought in from distant points. The Bartlett homes, according to one account, constituted "probably the most expensive place in Montecito." In all, the then princely sum of \$100,000 was spent.

William Bartlett was responsible for the establishment of the polo field on the east side of Middle Road. The clubhouse was finished near the close of 1914 but, because the turf was not considered ready, the first use of the field was delayed until April 1916. For about 16 years, the Bartlett Polo Field was in active use. (See: *Polo* in Volume II.)

William Bartlett and his sons had little time to enjoy



By placing El Hogar close to the road, George Washington Smith gained a larger area for this, his enclosed garden.

Santa Barbara Historical Society

the luxury of their elaborate houses. While on his ranch in New Mexico, Bartlett had a fatal heart attack on December 9, 1918. His sons soon followed him. Norman also died on the ranch on September 6, 1919, and William H. Bartlett, Jr., after battling pneumonia for three months, died in his Montecito home on January 15, 1920, at the age of 39. He left two young daughters and his widow, Virginia, who later married Robert Doulton of Miramar.

Several years after the death of William H. Bartlett, Sr., the house he formerly occupied was dismantled. The family did not wish to rent the house so it was vacant and was subject to costly taxes. The remaining house was approached from Middle Road by entry through two big gates. After passing through a formal garden with boxwood hedges (the site of the dismantled house), one came to a carriage barn (with servants' quarters upstairs) and then to the main house. In more recent times, the grand entrance was abandoned after the east part of the lot was split and now only the vacant

lot close to Middle Road marks the site.

On the north side of Summit Road was *Monte Bello*, the home of the William Norman Campbells. Campbell had visited Santa Barbara several times with his uncle, Dr. E.H. Williams of the Baldwin Locomotive Works, and when he retired from his manufacturing business, he came to Santa Barbara with his wife to live. Campbell had another connection with the town for his deceased sister had been the senior Bartlett's wife. Once established in Santa Barbara, he took part in civic affairs and was active in many clubs; he was one of the organizers of the Santa Barbara Jockey Club.

In the summer of 1917, the Campbells sold their house on upper State Street and rented the Bartlett house while their new house on Middle Road was under construction. Winsor Soule was the architect of the two-story house of 15 rooms offering sweeping views of the ocean and mountains, as the surroundings were not yet filled with tall trees. The roof was covered with tiles



On Summit Road is the George C. Stewart house, built in 1909-1910. This photograph shows a corner detail of the only Frank Lloyd Wright house in Montecito.

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taken from demolished Mexican adobe buildings in Santa Barbara.

The sudden death of W.N. Campbell in 1923 shocked the community; at that time the Campbells were in Hong Kong on a world cruise with the George White-laws of East Pedregosa Street. (In later years, the Rev. Oliver Hart Bronson of the Montecito Presbyterian Church lived in the former Campbell home.)

Due west of the Campbells' house, on the far side of Butterfly Lane was *Via-del-Sol*, the home of William R. Mygatt, a local artist whose scenes of Santa Barbara were exhibited at the Country Playhouse in 1917, the year before his death.

Crossing Mesa Road, the house on the left was built for the William F. Cobbs who moved in during April 1916. For many years trees in their yard served as a stopping point in the annual migration of the Monarch butterflies. Appropriately "Butterfly Lane" replaced "Montecito Avenue" as the street name and the Cobbs, drawing from the Spanish, named their house *Villa Mariposa*. In December 1917, the Mariposa Christmas Bazaar was held in Mrs. Cobb's house under the sponsorship of the ladies of the Mariposa Knitting Club. For those without cars, the big yellow bus of A.A. Lloyd's



George Washington Smith built his second house on an adjoining lot at the corner of Mesa Road and called it Casa del Greco. Across Mesa Road is the site of the Country Playhouse which was destroyed by fire in 1918.



When the William Davidsons sold Bonnymede to Mrs. Hammond, they built a two-story house at the upper end of Middle Road which they called Darroch Lodge. From a driveway on Pepper Hill, one looks across Hot Springs Road and its palm trees to the Davidson house. Behind Darroch Lodge, a row of eucalyptus trees lines Middle Road. In 1912, when this picture was taken, there was considerable vacant land on the south side of the Davidson house.

Catherine M. McMahon Collection

Transportation Company departed hourly from State and Haley Streets and passed near Mrs. Cobb's residence. The last house on the west side of Middle Road was called *Darroch Lodge*, the house that the William Davidsons built after they sold *Bonnymede* to Mrs. G.F. Hammond.

Returning along the east side of Middle Road, in a southerly direction one passed the Spanish-style house of Lulah Maria Riggs (1896-1984), a meritorious architect whose work included the new Lobero Theater while she was working in the office of George Washington Smith. G.W. Smith (1876-1930), a popular local architect, enjoyed a national reputation for his fine designs of suburban villas following Mediterranean and Spanish patterns. *El Hogar*, which he designed and built for himself in 1916 as his personal residence, was placed close to Middle Road to allow for a larger private interior garden. When Craig Heberton wanted to buy *El Hogar*, Smith acquiesced and built another house nearby for himself (*Casa del Greco*) at the northeast corner of Middle and Mesa Roads. These examples of his work attracted many prospective homeowners and Smith's touch will be found on many houses in Montecito.

A few houses to the east on Mesa Road was the home of Henry Eichheim (1870-1942), who came from a musical family. For 22 years he was a violinist with the Boston Symphony, but after 1912 he devoted his time to composing and guest conducting. Coming to Santa

Barbara in the early 1920s, he arranged for his old Boston friend, George Washington Smith, to design his house. A tour of the Orient with Leopold Stokowski helped to enlarge Eichheim's famous collection of Oriental musical instruments and increased his ability to lecture on the music of the Orient.

Across Mesa Road is a two-story frame house, long the residence of William Starbuck Macy, formerly of Orange, New Jersey, and his wife, Anne, one of the nine children of the famed William Alexander family. During their lifetimes, both were known as excellent bridge players, but now Starbuck Macy's landscape oil paintings are commanding attractive prices from art collectors.

At the southeast corner of Mesa and Middle Roads was the Country Playhouse nurtured by Mrs. William Miller (Lee Eleanor) Graham of Booths Point. Willis Polk of San Francisco was the architect and the playhouse was opened in a grand style on September 2, 1915. It was used by the community for plays, concerts, art exhibits and benefits. On the evening of March 7, 1918, a large crowd enjoyed a benefit cafe chantant and then departed after the performance. Shortly after midnight, the Country Playhouse suddenly was engulfed in flames and the night watchman narrowly escaped. The local fire department rushed to the conflagration but, in those days without water mains and fire hydrants, there was little they could do and so a delightful part of Montecito was gone. (See: *William Miller Graham* in Volume II.)



Edward Lowe of Grand Rapids, Michigan, purchased part of the former N. K. Wade Estate and remodeled the older house. However, charmed by a villa he had seen in the Italian Alps, he commissioned Reginald Johnson to design a new house along these lines in 1920 and then named his place El Eliseo. Its front entrance is shown at left. From the south garden, below, the house design suggests an imaginative romantic tale in a faraway land. See also a close-up of its front door on the facing page.



Sycamore Canyon Road

On the map, Sycamore Canyon Road, four miles long, resembles a squashed inverted letter "U." Starting at Hot Springs Road and the north end of Middle Road, Sycamore Canyon Road heads northerly until it passes the west end of East Valley Road. It then turns northwest, going by Ashley and Coyote Roads before turning southward and descending into Sycamore Canyon to wind its way down to "Five Points" at the end of Montecito Street.

Described in this section are the houses in the three-quarter-mile segment of the road from East Valley Road to Ashley Road. Here Sycamore Canyon Road passes through the property once owned by Jose M. Dominguez and continues along the southern boundary of the Elizabeth J. Nidever grant. In the 1920s, there were nine properties on the northeast side of this road but only two owners on the other side. George Owen Knapp owned everything on the southerly side except for *La Lomita* (the little hill), the name that Huron Rock chose for his place which he had acquired long before Knapp purchased *Arcady* from R.R. Whitehead. It was Whitehead who established the Sloyd School just west of the Rock place.

Huron Rock, a former Canadian army officer from London, Ontario, came to Santa Barbara to try his hand at ranching and, in 1895, he decided to stay. After his wedding in Pasadena the next year, the new couple lived on upper Laguna Street until 1900 when they moved into a small studio in Montecito recently vacated by Birge Harrison, an accomplished artist who also raised walnuts to supplement his income.

After purchasing the studio, Huron Rock enlarged it for his family's home. One mysterious feature in the barn remaining from the Harrison days was a large cupboard without any visible access. When the artist's

daughter wrote asking for five paintings left behind in his move, the search was frustrating until someone thought of the secret cupboard! Breaking into this storage area, the paintings were found and sent to the daughter.

Boss of the Huron Rock kitchen for 33 years was



The front door of El Eliseo (also see facing page) is guarded by two columns supporting the pediment.

Hing, a Chinese cook. With his counterpart of the nearby Gould residence, he spent one night in town each week. The family automobile transported the two men to the end of the streetcar line and picked them up the following day. Generally Hing lost money playing fan-tan but met his responsibilities faithfully when buying sacks of fresh fruits or live chickens for the house. On occasion, Hing visited his wife and two sons in China and returned to work on the scheduled day but never cared to disclose how he managed to reenter this country.

For some years Huron Rock owned the Cadillac agency in Santa Barbara where Horace Sexton was the shop manager. All went well with Rock until his customers came back to turn in their old cars for new models. He did not mind selling new cars, of course, but the problems with the trade-ins were so bothersome that he sold out and went into the real estate business. Huron Rock also raised prize-winning dogs and his daughter, Margaret, was an expert horsewoman.

Returning to the intersection of Sycamore Canyon and East Valley Roads, the land on the east side belonged to Nicholas K. Wade for many years. Wade, a mechanical engineer from Columbus, Ohio, brought his family here in the winter of 1882 to escape the rigorous weather of the Midwest. The family rented a home in Montecito, visited the Hot Springs and finally purchased 12 acres from Thomas McKeon in 1885 where they built a large house. Wade purchased adjoining parcels in the next few years. Mrs. Wade, assisted by her daughters, entertained formally from time to time.

When Susan Wade married Captain Pryce Mitchell, her parents gave them the northwest 10 acres of the Wade holdings for a house and orchard. Captain Mitchell devoted half of their *Arequipa Ranch* to raising chickens and, by 1905, his business was substantial. Half of five acres was devoted to the chicken yards and houses while the other half was divided into two grain-growing plots, so that grain was growing in one area while the chickens were devouring mature grain in the other plot. At that time Mitchell had 1,200 White Leghorns plus a few other varieties. Most of the 17,000 eggs produced that year were sold for breeding purposes but chickens were sold to farmers and broilers went to the hotels. So it was a surprise when Mitchell sold the entire poultry business in June 1906 and everything was sent to Pasadena.

Captain Mitchell, a crusty former sea captain who wrote a book about his seafaring days titled *Deep Water*, had one of the first auto dealerships in Santa Barbara where he sold Pierce-Arrows. Mitchell returned to the sea in the summer of 1918 when he entered the U.S. Navy; at that time his El Camino Real Motor Car Company was selling the Maxwell, Oakland,

Chalmers and Pierce-Arrow automobiles—all collectors' items today.

La Vista, the Wade estate, remained in the family for only a few years after the death of N.K. Wade in 1899 at the age of 79. The southern portion of the estate was sold to Edward Lowe in the spring of 1916; Lowe purchased another parcel from Thomas Compton, superintendent of the Gillespie place. The Lowes, remembered as "very nice people," came from Grand Rapids, Michigan, and rented *Earlton Lodge* while their house was being remodeled. Russell Ray was the architect and E.D. Rowe redesigned the gardens. Their son, James, attended Deane School and Mrs. Lowe broke the boarding-school monotony when she invited all the boys to a barbeque at Shepard's Inn, near Carpinteria.

Some years before the Great War, Edward Lowe had been enchanted by a villa he saw in the Italian Alps. His desire for a home in this architectural style rose each year, so in 1920 he engaged Reginald Johnson to design a new house along these lines. After it was completed, the Lowe estate was called *El Eliseo*.

The Lowes maintained a large garage (now a dwelling) for their many cars and employed a Scottish chauffeur. Almost every evening this man delighted the neighbors as he strolled along the road playing his bagpipe.

The central portion of the Wade land stayed in the family until a segment was sold to Jack A. Parma, a member of the prestigious local law firm. Another daughter, Julia F. Wade, retained a lot for her residence which she called *Rosemaine*.

In January 1908, Pryce and Susan Mitchell sold their *Arequipa Ranch* to Dr. and Mrs. John Poore. Most years of their ownership found the Poore's house rented to others, such as the Spencer Ilsleys of the Milwaukee banking family, who finally bought the property in 1914. Until Christmas the next year when remodeling was finished, the Ilsleys stayed at Miramar. A brother, Samuel M. Ilsley, had worked as an architect in Santa Barbara in 1892 but moved to Chicago to write plays. Later he returned to Santa Barbara and built a house on East Pedregosa Street opposite the home of Clinton B. Hale. It was Ilsley's Filipino servant who introduced the yo-yo to this country. Dr. Poore and his family lived on East Mission Street for a time, but then came back to Montecito to reside on Buena Vista Road.

Ford Harvey, the son of Fred Harvey famous for his operations of the Santa Fe Railway dining cars and restaurants, leased a house on Channel Drive for the winter of 1916. A regular winter visitor, he returned to his home in Kansas City each summer; in 1923 he purchased *Arequipa*.

Shortly before two in the morning of September 22, 1943, when a Santa Ana wind was blowing fiercely, the



The former Lowe garage, with its great doors and chauffeur's quarters, is now a separate dwelling. The tower contained a water tank; Russell Ray was the architect.

Santa Barbara Historical Society

aircraft warning station on Ortega Hill reported a fire at *Arequipa*, now owned by Katherine Harvey, the daughter of Ford Harvey. A broken electrical wire had ignited palm trees on the neighboring Gillespie estate and, by the time the firemen arrived, the Harvey garage and pump house were engulfed in flames. There were spot fires over a 10-acre area but the personal efforts of the neighbors prevented a more widespread conflagration and Katherine Harvey's house was spared.

Between the Harvey place and Henry Dater's home was a secondary access to the Gillespie estate. Henry Dater and J.W. Gillespie were cousins who first came to Montecito in the 1890s. (The story of the Gillespie place and the early history of the Dater house will be found in the second volume.)

By the 1920s, Henry Dater was leasing his *Dias Felices* (Happy Days) to eastern winter visitors; among them were the Peter Cooper Bryces of New York. Peter Cooper Bryce brought his bride, the former Angelica Schuyler Brown, to El Mirasol in Santa Barbara in the spring of 1917 for their honeymoon. She had stayed with her parents the previous year. In 1918, the Bryces returned to El Mirasol for a short time before renting *The Peppers* for six weeks. Subsequently, they leased *Dias Felices* for several years before building *Florestal*, their magnificent home in Hope Ranch. Henry Dater sold *Dias Felices* to Charles H. Ludington in May 1925. In June, while the Ludingtons were in Paris, they received a cable from their real estate agent advising them that their house had survived the earthquake with no damage.

Charles H. Ludington (1866-1927) practiced law in New York City for 10 years before joining The Curtis Publishing Company in 1901 where he became its vice-

president and treasurer. This Philadelphia concern published *The Saturday Evening Post* and other household journals. In 1924, C.H. Ludington came to Santa Barbara with his three living sons, Wright S., Nicholas S. and Charles T. Ludington. They were not unfamiliar with this area as Wright had attended Thacher School in Ojai 10 years before.

Nicholas and Wright remained in Santa Barbara while Charles returned to Philadelphia where, in the early 1930s, he operated the "Ludington Lines." This airline provided hourly service between New York and Washington with an extension to Norfolk.

The former Dater house had been created over several years ending in 1918 under the direction of architect Bertram Goodhue. After the Ludingtons moved in, they made considerable alterations to the house and the gardens.

Working first with the father and then the son, Wright Ludington, Lockwood de Forest, Jr., designed a number of changes for *Val Verde*, as Ludington called his place, extending over a 30-year span.

The son of an eminent landscape artist who brought his family to Santa Barbara from New York in 1915 after a number of annual visits, Lockwood de Forest, Jr. (1896-1949), was one of the important landscape architects of Santa Barbara from the 1920s into the 1940s. (His widow, Elizabeth, continued to do some landscape design work for 30 years.) Lockwood had also gone to Thacher and it was here that the lasting friendship with Wright Ludington began.

Following the plans of de Forest, additional servants' quarters were built in 1926 together with a garage around a new terrace and fountain. With the development of the Montecito Water District, the need for the

After coming into possession of the house planned by Bertram G. Goodhue for Henry Dater, Wright Ludington engaged Lockwood de Forest, Jr., to design many changes. A servants' wing was added to the house but the most extensive work was re-landscaping the garden. This view of the east facade is from across the large reflecting pool. The main entrance is on the opposite side of the house.



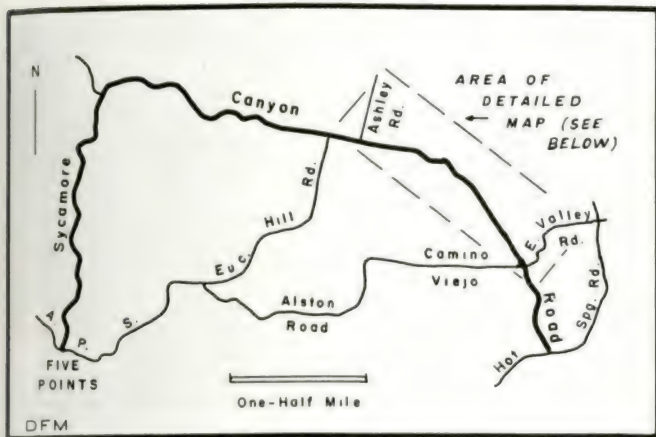
The garden on the east side of the house eases down a slope and measures about 300 feet in length. At both ends of the house, the beauty was enhanced by the addition of reflecting pools together with a series of square columns about 12 feet high. The columns are groups in a lot of 16 at the south end and 20 at the north end. Additionally, there are another 20 around the reflecting pools at the southern end of the house.

reservoir ended, so it was converted into a deep swimming pool.

Using the long walk approaching the pool from the southeast as an axis, a number of additions were made. The existing double row of cypress trees along the walk was undisturbed. At the northwest end of the pool and continuing along the axis, an art gallery was built; beyond the gallery came an atrium and then another garden. Two pool changing rooms were built, one on each side of the gallery and the steel frame of the water

tower was covered by a plaster wall. The atrium, with Ravenna marble columns and mosaic patterns, was used to display Ludington's classic Greek and Roman statues. Inspired by a baptistry he had seen in Spain, Ludington engaged de Forest to develop a six-sided "What-Not" building with a baptismal font, which was located along the walk from the main house. A short distance west of the swimming pool, two stepped reflecting pools were added.

The combination of the atrium, gallery, pools and

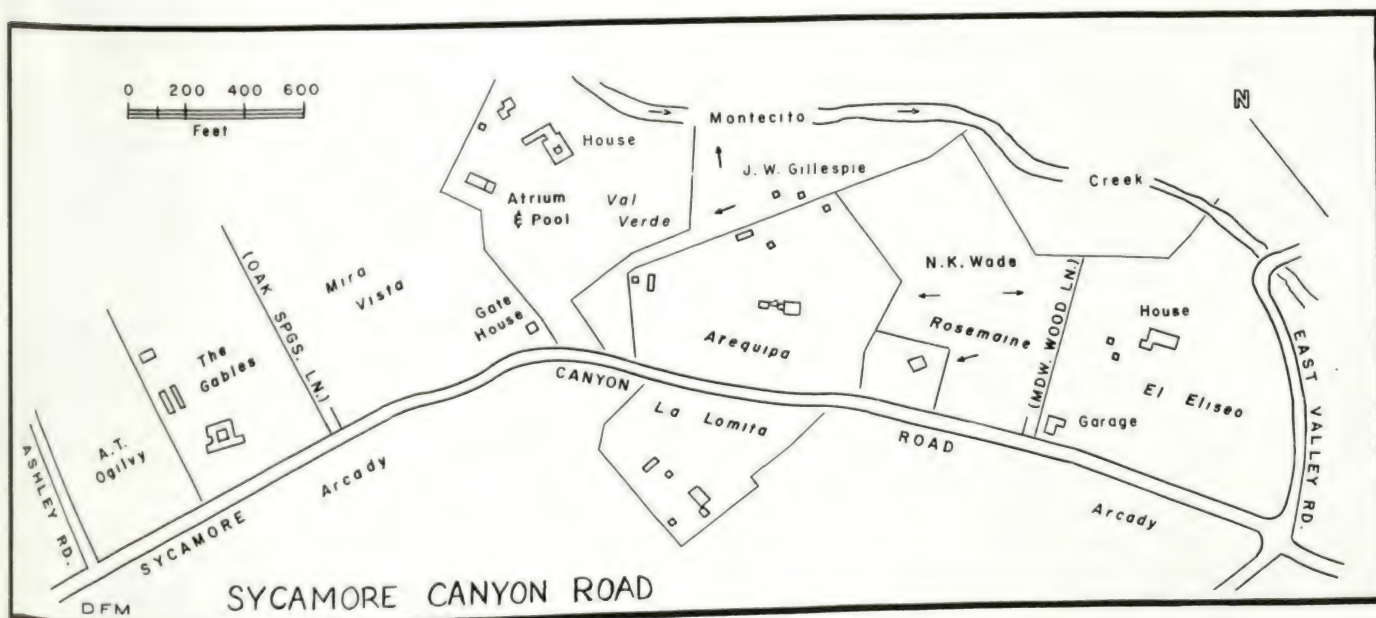


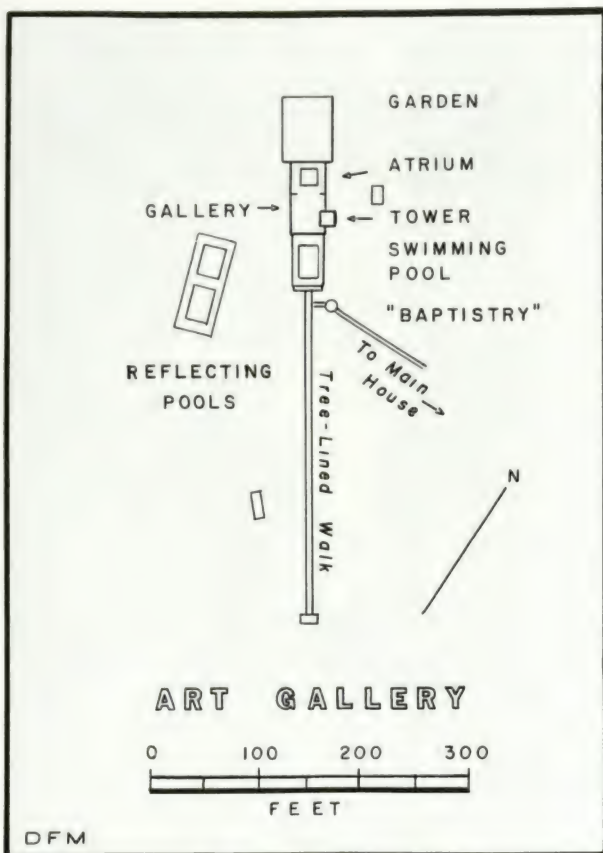
gardens made this one of the most interesting clusters of buildings in Montecito. Though the list is shrinking, some people still remain who have fond memories of Ludington's parties staged around the atrium during Fiesta. People arrived in Spanish costumes to enjoy a festive dinner with dancing. Often the parties were self-perpetuating and lasted for several days, culminating on Saturday night, the last night of the Fiesta.

During the 1920s, people of Santa Barbara took strong personal pride in their gardens; with the availability of men skilled in gardening, well-planned and well-cared-for gardens were found in many places. It was the time of garden parties and even away from gardens the topic frequented conversations. Ludington employed 14 gardeners to maintain and carry out the plans created by de Forest; in the 1930s, new gardens and reflecting pools were added on the east and south sides of the main house.



Lockwood de Forest, Jr., made major revisions in the western part of the Ludington estate. A reservoir was converted into a swimming pool and an art gallery and atrium were added to display Ludington's paintings and statues. This landscape photograph by Edwin Gledhill in 1926 is unusual as he concentrated on portraits.





An Edwin Gledhill photo, above, of the Ludington swimming pool and part of the former art gallery. The tower, built around a steel frame supporting a water tank, is now occupied with bedrooms connected by a spiral staircase. The checkerboard wall pattern disappeared years ago.

The "Baptistry," lower left (see also map at left), was inspired by a similar structure observed by Ludington in Spain. It has also been referred to as the "What-Not Building."

At the end of the long brick walk is a fountain, shown here in detail.



The reflecting pool on the east side of the main house, designed by Bertram Goodhue, remains unchanged today.



One of a pair of reflecting pools carries the image of the west side of the atrium.

Ludington was a strong benefactor of the Santa Barbara Museum of Art which is located in a former post office building, to which several wings have been added. Ludington was a founder of the museum and devoted considerable time and study of conversions elsewhere, traveling to the East Coast to study similar situations. He worked with the architects and then underwrote the cost of the C.H. Ludington Court in memory of his father. In this court are ancient statues from his collection; elsewhere are his contributions of paintings and drawings, including some by Picasso.

Along the way, Ludington had sold the four westerly acres, including the atrium and art gallery and, in 1955, he sold the balance of *Val Verde* and moved elsewhere.

In 1946, John Harrington Green and his wife, Caroline Porter Green, acquired these four acres after moving from Harrison, Westchester County, New York. With a family of two children, the Greens converted several structures into living quarters. The former art gallery became a living room, the two pool changing rooms became tiny bedrooms and the kitchen was extended eastward. Lockwood de Forest participated in the general plans; Arvin Shaw of New York collaborated with Lulah Riggs in the installation of three bedrooms in the water tower, one over the other and reached by a spiral stairway. The walls of the top floor, usually occupied by Caroline Green, were lined with interesting sailing charts of the East Coast. Near the kitchen a pergola was added. Though the art gallery had been changed to living quarters, it now displayed



On the slope between the house and the reflecting pool, de Forest terraced the land and added two pairs of boxwood hedges. Waist high, they extend almost 300 feet with the continuity broken only for the garden stairway

Opposite page: Arthur T. Ogilvy and his son, Arthur E. Ogilvy, were longtime residents of what was sometimes called "West Montecito."

Wilson Forbes Collection

Caroline Green's extensive collection of folk art gathered on her trips all over the world.

A guest house was added east of the main house and a combination carport and gardener's house was built near the driveway entrance. An ancient, well-traveled carved stone collar for a well, purchased by the family in France, was first installed in the family home in Harrison and then moved to the garden of the Greens' new home in Montecito.

On the west side of the Greens' house is *Mira Vista*, built by I.G. Waterman in the early 1890s but owned by William G. Henshaw in the 1920s. Beyond that is *The Gables*, an English-style, half timber house.

The Gables was built by Joseph G. Coleman, Jr., of Chicago in 1911 and the architect of the house and grounds was Francis T. Underhill. The Colemans entertained their friends with the customary parties but in the summer of 1916 they gave a "Forty-niner" costume ball with the front of their house decorated in the theme of their party.

In 1919, *The Gables* was sold to Talbot C. Walker of the San Francisco shipping and lumber firm of Pope and Talbot. The Colemans had moved into his father's home on San Leandro Lane. Walker was interested in motion pictures; in 1922 he made a movie in which Santa Cruz Island was the setting. The year before he made another film called *A Ragtime Tragedy* with a cast of friends and neighbors. The Montecito "stars" included Dewitt Parshall, Charles Dabney, Sr., Bobbie Doulton and Angelica "Girlie" Bryce, probably the only one with recognized previous movie experience. The year before her marriage, she was the heroine of a

charity film produced by the Junior League of New York titled *The Flame of Kapur*. (Because the nitrate film could be explosive, it was stored outside the house in some forgotten place so is now lost.)

In 1965, after his father's death, Cyrus Walker of Portland wanted to sell *The Gables*, hoping to secure the same price his father had paid for it. It was a struggle but he finally sold the house for \$60,000, which was his father's cost in 1919.

Six years later, George Osterag converted the former Walker greenhouse into a dwelling. *The Gables* passed through different ownerships; each time the selling price was higher than the previous figure until it topped one million dollars. Then, in March 1984, the house was in the news when narcotics officers made a raid and arrested a dozen people. The house acquired new owners but in the summer of 1986, the same house that was sold with difficulty for \$60,000 in 1965, was back on the market with an asking price of \$1,875,000!

Between *The Gables* and Ashley Road were thirteen and a half acres owned by Arthur Trefisus Ogilvy of Scotland and his wife, the former Jessie B. Alexander, whom he married in 1886. A resident of Santa Barbara since 1884, she was one of the eight William Alexander children; Arthur was one and Jean (Mrs. I.G. Waterman of *Mira Vista*) was another. After they were married, the Ogilvys lived in a two-story shingled house but during its construction they lived in their barn. Their house had many visitors, for an invitation to the Ogilvy house for tea was appreciated because of the abundant hospitality and great conversations while the children were outside playing croquet.



A.T. Ogilvy raised lemons on his property for many years using water from two wells on his land. The lower well provided such high quality water that friends brought empty bottles when they came to call. So popular was this drinking water that around 1920 A.T. Ogilvy was persuaded to go into business as the Ogilvy Artesian Water Company. The "artesian" feature is puzzling as old-timers are unable to recall the wells operating without a pump. The business yielded welcome supplementary income, particularly when Mrs. Ogilvy was a widow, and continued until about 1947 when intensive competition from larger suppliers closed her business. Mrs. Ogilvy died in 1955.

Their son, Arthur Edward Ogilvy, grew up on the lemon ranch, went to the Cold Springs School and received supplementary training at the Arcady Sloyd School because of the encouragement of R.R. Whitehead, the benefactor of the latter school. Both schools were just across the street; Arthur's next school was Exeter in faraway New Hampshire which was followed by Yale.

Arthur E. Ogilvy's business career was insurance and real estate which began after college when he joined his uncle's firm, Alexander and [A.P.] Redington. This insurance firm, now known as Ogilvy, Gilbert, Norris

A dozen red marble columns add to the beauty of this atrium once used to display classic marble statues.





*An aerial view of the A. T. Ogilvy house
on Ashley Road.*

Wilson Forbes Collection

and Hill, will soon be celebrating its centennial. Arthur Alexander and his wife, Sally, after living in Santa Barbara for many years, moved to *Overlook*, their home on Buena Vista Road. Arthur's residence in Montecito was brief for he died in Chicago in July 1916 where he had gone for medical assistance after several years of illness.

Arthur E. Ogilvy was an active member of the polo group using the Leadbetter and then the Bartlett Fields. His polo contemporaries included H.C. Cox, Frederick Leadbetter, the Boesekes and his close friend, Edgar Park. With some of these same people, he hunted ducks at the Guadalupe Gun Club.

His first marriage to Rachel Peabody Fraizer in 1917 ended in divorce a few years later. He then married Frances Forbes of Portland and became the stepfather of two boys. In 1927, the Ogilvy family moved into their new house on the lower part of his mother's property on Ashley Road. The house was designed by George Washington Smith. Several years after the death of his second wife, he married Dorothy Connell of Scranton, Pennsylvania, and gained two more stepsons.

In 1917, Ogilvy bought a homestead from Carl Stoddard (once a neighbor) in the Mono Creek area. Ogilvy and his friends rode horses over the mountains to this ranch where many fine parties were held. A well-admired man, Arthur Ogilvy left many friends behind when he died in 1960 at the age of 71.

Dr. James B. and Mary A. Ashley

The day after Christmas of 1872, Dr. James B. Ashley purchased nine parcels between Montecito and Santa Barbara aggregating 357 acres. Because of its

size, this was a landmark transaction, as it covered most of Eucalyptus Hill and the land underlying the estates of Knapp, Billings and Gray. Miguel Smith and his family received \$6,408 in gold when they sold the land, which included six parcels which the city had conveyed to Benigno Gutierrez, the pioneer druggist.*

Dr. Ashley practiced medicine in Vermont and Illinois before coming to California with his wife, Mary A. Ashley, in 1867. Dr. Ashley's poor health brought them to California; sadly, their six children had died before the Ashleys left Illinois. During the last six years of his life, Dr. Ashley purchased considerable property in Montecito, Ventura County and Carpinteria. (In 1887, there was a move to rename this town Ashleyville.) In Santa Barbara, he owned block 331 along Milpas Street, which is bisected by Ashley Avenue and was the location of their home.

Shortly before he died in January 1876 at the age of 69, Dr. Ashley transferred his properties to his wife. She managed them well and still found time to be active in civic matters, such as the library, the Horticultural Society and particularly the Cottage Hospital, where she was its first president.

In her later years, her nephew, Frank M. Gallaher, managed her property and when she died in May 1904 at the age of 86, he inherited considerable real estate. Gallaher, sometimes referred to as "the father of West Montecito," lived on Ashley Road named in honor of his uncle whose signature headed the petition for the road in 1874-1875.

*These parcels included Outside Pueblo Lots 75, 76 and most of 74 as well as the former Gutierrez Lots 84, 85, 88, 89, 92 and 93.



Norman H. Reed, a Santa Barbara photographer in the 1890s and 1900s, perched himself on a hill in Arcady and recorded this scene on a glass plate negative. At the far left is Palm Avenue (now Cold Springs Road) with General Henry Strong's home (Oakleigh) among the distant trees. A citrus orchard occupies the present Lotusland and the intersection of Sycamore Canyon Road and Eucalyptus Hill Road is at the left border. Almost in the center foreground is the tower of the Cold Springs School and to its left an excavation has formed a pond. The West Fork of Cold Springs Creek flows down the canyon between the long ridge and the mountain range on the skyline.

Santa Barbara Historical Society



Arthur and Helen Bingham built this house, above, in 1908 which was sometimes referred to as "The Home Place."



After eight years, the Bingham's sold their house to William Dalliba and built the house at left on upper San Ysidro Road. Bernard Maybeck of San Francisco was the architect.

Both: Santa Barbara Historical Society

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East Valley Road

Along the south side of East Valley Road, from San Ysidro Road to a point just before the sharp turn at the Knowlwood Tennis Court, about a half mile, are six historic home sites. The Hosmer tract, at the corner, was followed by lands held by the Langley family. A native of Maine, David Langley had farmed in Minnesota before coming to California. In November 1875, he purchased the former E. Lies property of 39 acres west of today's Romero Canyon Road which he later sold. Like other pioneer Montecito Valley farmers, Langley devoted great effort to clearing the land of scrub so that fruit trees could be planted. In January 1883, he purchased 10 acres north of the school land and along Oak Creek which at one time had belonged to the Romero brothers. Failing in health, Langley died two years later leaving a wife, three sons and the name "Langley Hill." However, because Mrs. Langley sold the upper five acres to James and Mary L. Morgan in 1897, the name "Morgan Hill" is sometimes applied.

Late in 1905, William and Nellie Alley, formerly residents of a suburb north of Chicago, bought Morgan Hill after visiting Santa Barbara for several seasons. They engaged Myron Hunt of Los Angeles to design their house but even before construction began in May 1905, they had made several improvements such as a winding drive. In those days, it was necessary for large estates to have their own water resources and storage facilities. The Alleys had a variation; they reinforced the roof of the old reservoir and then built a pergola on it.

In June 1919, the Alleys were killed when their auto plunged off a road near Crescent City in Northern California. In settling the estate, the house was sold to the C.N. Nelson family and was called *Oak Knoll*. In his will, Alley left \$500 to each of his house servants and to

John Swenson, his chauffeur, who had been hurt in the fatal accident. Born in Sweden, Swenson had been a cabin boy on a square rigger and then was a mechanic on steam yachts. He had come west with the Alleys and, with his inheritance, he established a small garage at East Valley and Live Oak Roads which is still operating. He is remembered as being very honest and, if unable to identify the source of a particular troublesome noise in an auto, he advised, "Well, drive it around until it falls off and then we'll know what it is."

In 1908, the Alleys had sold the eastern portion of their property to Arthur E. and Helen W. Bingham who built a two-story house there which, when the house was finished the next year, was sometimes referred to as *The Home Place*. The Bingham family celebrated their new house with a musicale starring George Hamlin, a tenor who recently had toured Europe.

The Bingham family sold their new house to W.S. Dalliba in March 1916 and then purchased a lot on upper San Ysidro Road where they built an impressive (\$30,000) house. Designed by Bernard Maybeck of San Francisco, it is the only example of his work in Montecito. In August 1916, when work began on their new house, there was much construction activity in Montecito, for 30 people were building or about to build new homes in that community. (Within 10 years, the George Westinghouse family of electrical fame began living at the former Bingham place on San Ysidro Road.)

William Swift Dalliba (1848-1921), born in Chicago, was married twice to Louisville ladies; the second wedding was six years after the death of his first wife. His early career included a stint as manager of the gold mine of the American Placer Mining Company in the wild country around Cariboo, Idaho. In 1894, he opened the first European office of American Express

and became Director General of all its European operations. He retired to Santa Barbara with his wife and two youngest children in 1917 and named his new home *Sierra Val Mar*.

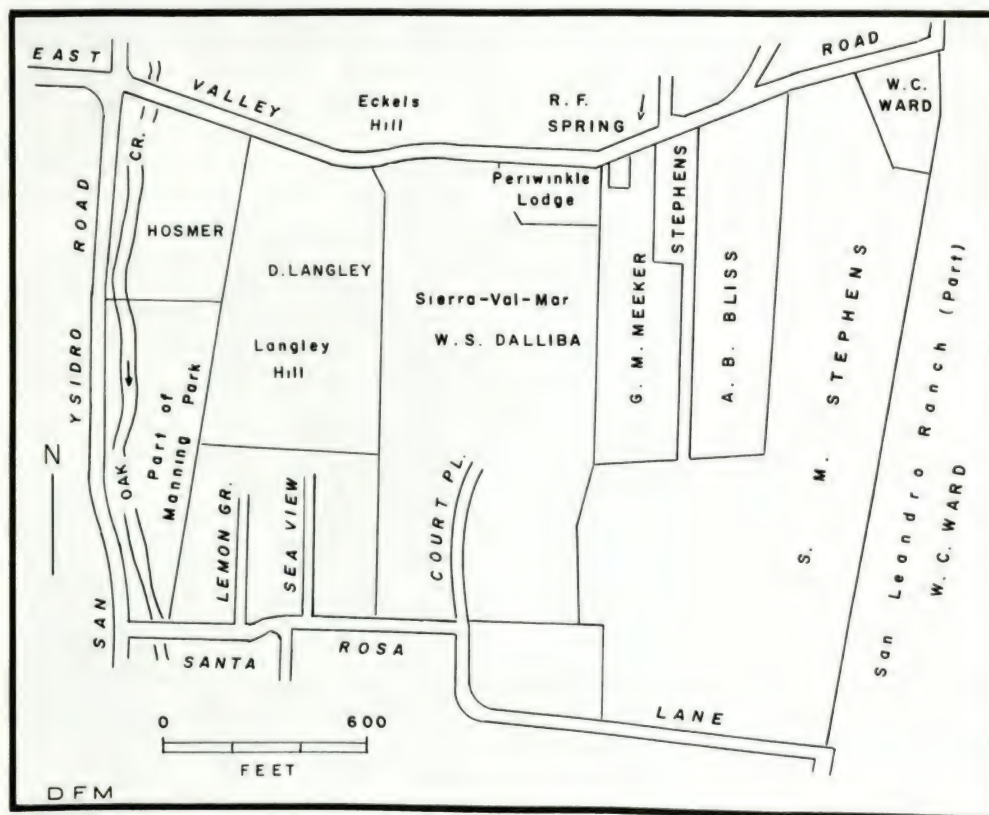
William Dalliba's cousin, William North Duane (1868-1944), who had been a top official of the Bankers Trust Company of New York, visited Santa Barbara with his wife several times, before deciding to retire in Montecito in 1919. Two years later they bought *La Sorpresa*, formerly Mrs. E.W. Patterson's home, which was located a short distance above East Valley Road near the Knowlwood Tennis Club. Known as "North Duane," he enjoyed hunting, desert camping and golf; at one time he was president of the Montecito Country Club.

Some years after the death of William Dalliba, *Sierra Val Mar* was purchased by Mark L. Requa of Piedmont, California, who reestablished his home in Montecito. Requa, a copper mining entrepreneur at Ely, Nevada, was prominent in Republican politics and was part of an important family in Nevada mining history. The Requas lived in *Sierra Val Mar* from 1929 until his death in 1937; while he was there his mining novel *Grubstake* was published. After her husband's death, Mrs. Requa enlarged the former gate house (*Periwinkle Lodge*) where she lived for several years before moving to Los Angeles.



With \$500 inherited from his late employer, William Alley, John Swenson began his garage at East Valley and Live Oak Roads. It is now known as the East Valley Garage.

Harold Gladwin, an ex-New York stockbroker who came to Santa Barbara in 1923, was the next owner of *Sierra Val Mar*—he renamed it *The Green Hill*. He bought many small houses scattered over Langley and Romero Hills; to clear his view, he demolished some houses, moving others to Lemon Grove Lane. Interested in anthropology, he wrote several books about Southwestern Indian culture. His wife Winifred, sister



Although the Langley family had previously sold their land and moved away by the date of this map (1920s), the name "Langley Hill" remained. The names of various property owners along East Valley Road mentioned in the text are shown on this map.

of Gwethalyn Jones of Pepper Hill, shared her husband's interests in the Santa Barbara Museum of Natural History and donated the planetarium to the museum. Harold Gladwin at one time had been president of the Santa Barbara Botanic Garden and president of the Montecito Country Club another time. He died in 1983 at the remarkable age of 99.

The major portions of Gladwin's holdings were acquired by Hastings Harcourt, the son of the New York book publisher. Commencing in 1976, he built seven small houses along the east side of Sea View Road on Langley Hill. He then followed this with the construc-

tion of a series of larger houses on Court Place, a new street created for this development.

East of *Sierra Val Mar* and on the same east-west ridge are several properties offering spectacular views of both the mountains and the sea. In the early days of this century, much of the area was owned by the Spring family who came from Ohio. Many of them were engaged in ranching but Charles M. Spring was the gardener for Huron Rock on Sycamore Canyon Road. Mary, the widow of William F. Spring, was the Montecito librarian for many years.

Located on a ridge along East Valley Road, right, the Dallibas enjoyed a splendid view of the mountains. The manufacturer of the pristine touring car is unknown.

William Pyle Collection

Mr. and Mrs. Alfred V. Kidder, Mr. and Mrs. William S. Dalliba and Dorothy Dalliba are pictured below at *Sierra Val Mar* in the fall of 1919. Alfred "Ted" Kidder, William Dalliba's cousin, was a renowned archaeologist who excavated in New Mexico, Guatemala, South America and elsewhere.

William Pyle Collection

Another Dalliba cousin was William North Duane, shown with his wife Ethel, below right, at *La Sorpresa*, their home a short distance away from the Dallibas.

William Pyle Collection





Arthur Meeker, associated with Armour in meat packing in Chicago and also engaged in a chemical business, decided to leave Chicago and come to Santa Barbara which he had visited many times. An attractive lot next to the Requas was purchased and Arthur Meeker gave his wife \$100,000 to build her dream house. Grace Meeker had long admired Cecil J. Rhodes and his career in South Africa and wanted a house that resembled Rhodes' Groot Schur in Capetown. She carefully put the money in the bank and, with her son-in-law, developed plans for the house. This was shortly after the big market crash of 1929 and, in spite of entreaties from her husband who was under financial pressure temporarily, she insisted that her dream house, *Constantia*, was to be built. Completed in 1930.

In 1938, Harold Gladwin built a new home on the site of Sierra Val Mar (seen in these two views) but, after his wife died in 1965, he moved away and the property was sold. The property had passed through several hands, one of them being Hastings Harcourt. In spite of redecorating the interior and holding one grand party on the premises, the Harcourts (according to reports) never lived there. A subsequent owner, Mrs. Dunham Higgins of Philadelphia, bequeathed the house to Vassar College; the house was sold and the college received the proceeds.



it was the only house Ambrose Cramer designed in Santa Barbara.

Lockwood de Forest, Jr., the landscape architect, utilized a small creekbed which was widened to form a reflecting pool on the north side of the house and where possible, plants indigenous to South Africa were used. On the east side of the house there was a little Dutch garden and, knowing of Mrs. Meeker's fondness for shells, de Forest had an enlarged scallop pattern made so that it could be repeated for the edging of the flower beds. In keeping with the then prevailing economic climate, the garden was designed so that it could be maintained by a smaller force than customary on the older estates. Clark Sargent, a former fireman, was the grounds superintendent and his son became a successful operator of a gasoline trucking firm.

Mrs. Henry (Sarah M.) Stephens, a widow with family interests in lumber and mining in Northern Michigan, built a fine home on the same ridge in 1919. Charles A. Platt, a New York architect who had designed her home in Grosse Point Farms, Michigan, prepared plans for her winter home in Montecito. The house, a two-story Italianate rectangular structure, had five bedrooms upstairs, together with a sleeping porch, a popular feature in houses built at that time. Downstairs, the living room had walnut paneling surrounding a huge carved marble fireplace which was large enough for her grandchild to stand inside. Servants' quarters and the laundry were in separate buildings. Carlton M. Winslow of Los Angeles was the supervising architect.

The garden included a spacious lawn; in the early days, a driveway crossed the property to a second entry at the west end of the house. The estate, although almost 20 acres in size, did not have a name.

Mrs. Stephens occupied the house during the winter months but other times would rent it to selected tenants. One day around the end of June 1925 when she was in St. Moritz, she received a frantic cable complaining that the house suddenly smelled like a brewery and would she please provide a solution.

It seems that Mrs. Stephens, a capable hostess who foresaw dark days ahead after January 15, 1920, when Prohibition became effective, carefully (and legally) set aside liberal quantities of liquor and wine for future social occasions. And to make sure that it did not pass down unauthorized gullets, the spirits were stored in secret cupboards. But the 1925 earthquake had not been considered in her plans and the breakage and loss of beverages was considerable. Arrangements were made for the caretaker, Jack Rarick, to find the troubled spots and clean up the damage.

Previously, in February 1925, there was a report that a fire destroyed a wing of the house. Actually, it was an explosion in the laundry house when the caretaker's



A contemporary view of the gardens of the former Harold Gladwin estate. These two griffins, legendary creatures of ancient times representing a combination of an eagle and a lion, have a history of their own. Cast in Princeton, New Jersey, they adorned gate posts in York, Pa., then Palm Beach before settling in Montecito—but their ownership has never changed.

moonshine still reacted under too much pressure.

Mrs. Stephens continued to enjoy her Montecito home to escape Michigan's icy winters; sometimes her children or grandchildren joined her. When she died in 1943, relatives found ample supplies of whiskey and wines in locked cabinets; 40 cases of champagne were dispatched to Michigan and used later for a granddaughter's wedding reception.

Sterling Morton and his wife, Preston O. Morton, purchased the property from Mrs. Stephens' estate. Besides being a famous name in the salt business, Sterling Morton also headed a firm which developed the teletype and stock ticker. Moving to Santa Barbara in 1943, the Mortons took an active interest in community affairs, particularly in the arts. They donated two wings of the Art Museum and gave generously to the local hospitals.

The Mortons converted the house to one level by removing the second floor which caused considerable comment. Chester Carjola of Santa Barbara was the architect for this conversion; later Lutah M. Riggs planned an addition to the dining room.

In 1946, in what probably was one of his last major projects, Lockwood de Forest, Jr., worked to enhance the beauty of the garden. A stone balustrade and reflecting pool were added to the lawn on the mountain side of the house.

Sterling Morton died in 1961 and, after his wife's death eight years later, the house passed through several hands. The lower part of the property, extending along Santa Rosa Lane for about 1,000 feet, was sold



Mrs. Henry (Sarah M.) Stephens' house in Montecito gave her a place to escape the rigors of Michigan winters. In this northward aerial view, the reflecting pools (partly hidden by trees) are in the foreground, with the main house above. The principal house entrance was at its west end (left). Among the trees (further right) are a servants' house and the laundry where the carefully concealed—but illegal—still blew up.

North of the west end of the house were servants' residences, a garage, a kennel and a very old adobe which Mrs. Stephens converted into a guest house. These buildings vanished years ago. To their right is Mrs. Stephens' small orchard which provided sufficient oranges, lemons and avocados for the household. In the opposite direction is Mrs. Anna Bliss' property with her orchard. Further west (left) on a parcel of land owned by Mrs. Stephens is another servants' house. North of Mrs. Bliss' orchard and across East Valley Road is Swenson's automotive repair garage.



Mrs. Stephens and her grandson, John Stevens, are in the courtyard entrance about 1930. In those days, young men wore knickers.



On the south side of Mrs. Stephens' house, above, the graceful semicircular windows mark the site of the loggia with the sleeping porch and writing room on the second level. The kitchen, on the ground floor, was at the left of the north side in this view below, followed by the pantry and dining room with the library at the far right and the main entrance at the west end of the house (off the picture at the right).





Santa Rosa Lane has three major turns in its relatively short length. Here the road runs north before turning west to follow the white fence. The gentle slope, now occupied by several houses, was for some years vacant land owned by Mrs. Stephens.

In the 1920s, the ocean view from the Stephens' house and garden was unobstructed. Santa Rosa Lane had not been graded but a path between the two fences (center) later became part of the road. The tall Lombardi poplars a half mile away lined one segment of San Leandro Lane.



After Mrs. Stephens' death, the house was purchased by the Sterling Mortons. They reduced the house to one level and engaged Lockwood de Forest, Jr., to revise the garden landscape. The view toward the mountains was enhanced by the addition of a reflecting pool, purposely narrowed at the distant end to create an illusion of added length. San Ysidro Canyon is in the background.



By 1984, M.B. Scott, a subsequent owner, replaced the second floor and restored the house in a French renaissance style. At right is the south exposure.



The swimming pool is in the south garden.

separately and it is now occupied by homes. The main house and garden, reaching north to East Valley Road, were acquired by Milton B. Scott. Using the architectural services of Donald E. Pederson, the house has been returned to its former two stories. With swans in the pond, the house now has a name, appropriately called *La Chateau au Lac des Cygnes*. The garden continues to be beautiful and in 1981 it was used in the motion picture *Cutter's Way*.

Approaching El Bosque Road from the west, East

Valley Road climbs Eckels Hill. At this point, the road was divided by a large oak tree, a common sight in Montecito's early times which is now confined to a single example on Hixon Road. Mrs. Marie Eckels, a language teacher who lived on the north side of the road along with her screeching parrot, found it convenient to tether her cow to that oak tree in the road. Approaching traffic was of no concern to the cow and it was not inclined to move until a buggy driver snapped a horse whip on its side. Auto drivers gently nudged the cow with their bumpers, but either solution brought forth a vehement reaction from Mrs. Eckels.



Wednesday, April 13, 1921, was a sad day in Montecito and Santa Barbara as the famed Potter Hotel was destroyed by fire. The high winds that day fanned the flames, hampering the firemen's efforts to save the structure.

Santa Barbara Historical Society

Besides selling groceries, drugs and household supplies, the Montecito Store also offered products manufactured by the proprietor, W.T. Colville, Sr. Best known was his "Just Right Polish," displayed on the running board of this car behind the store, which was used by the local Buick agency for some time. Another product was Colville's "Simple Simon Window Cleaner." (The Buell Apartments, across East Valley Road, appear in the left background.)

William Colville Collection



The Roaring Twenties

With the First World War receding into history, the nation rejoiced in peace but the readjustment began with a business slump across the land. Montecito citizens were confronted with a major decision concerning the availability of domestic water. Since the first settlement, domestic water was largely an individual matter or, at best, a small cooperative group. In 1921, however, Montecito had reached a fork in the road of civic maturity and, after a number of steps taking some nine years, it began to develop its own community water supply (Juncal Dam and Doulton Tunnel) and distribution system. Not only did this make life easier for people, but it also made the newly formed fire department far more effective, as fire hydrants were installed along the distribution lines.

In Montecito, the Golden Age of the Great Estates was about to begin, in some ways as an extension of the Roaring Twenties. Most of the large mansions had been built by this time, but the expansion of houses and refinements of the luxurious gardens would continue for at least another decade. (The major estates are described in the second volume.) Montecito continued to undergo many changes and to witness events including such adversities as fires and floods, which were part of nature's challenges to mankind.

Among the important events in the early part of that period was the loss of a noble 18-year-old institution on April 13, 1921, when flames swept through the main building of the Potter Hotel. The hotel venture, never really profitable in spite of all of Potter's promotional ability, had long been a "white elephant." The hotel had cost three times the original estimate and through the years there were too many vacant rooms for too many months of the year. Rates were remarkably low — \$4.00 for a single room and private bath with all the

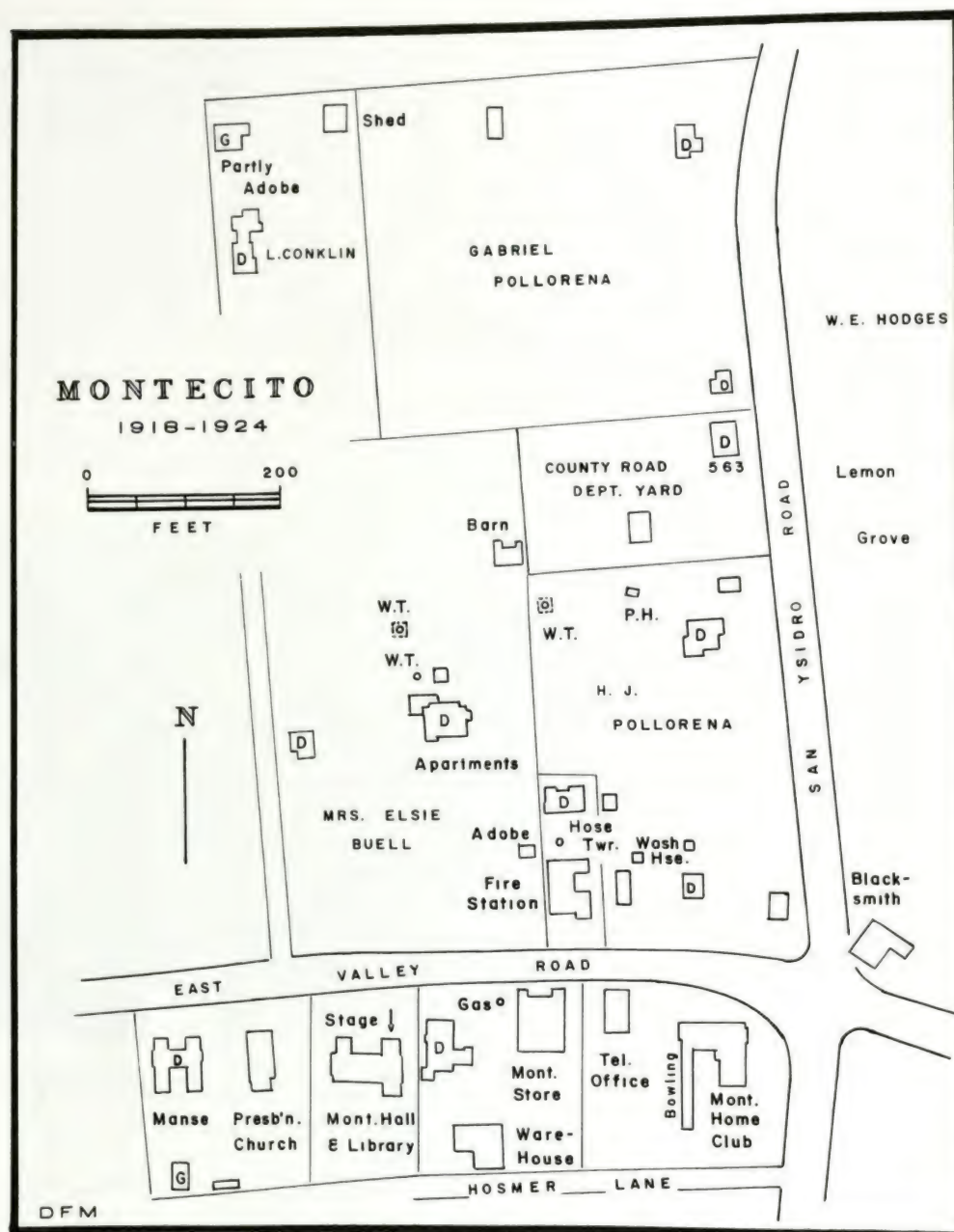
amenities of a fine hotel.

Even back in August 1909, Potter had threatened to close the hotel most of the year and operate it only for the four months of the winter season. Then, in a discouraged mood, Potter declared that the hotel had been a consistent failure and that he would sell it "at 50 cents on the dollar." His remarks shook the city fathers. At that moment there were 300 names on the guest register but all were paying bargain summer rates. The wonderful Potter Hotel was losing money.

With the poor financial results and Potter's lavish expenditures, his backers were concerned and were willing to sell out to him in September 1916. Potter then became the sole owner but within three years he severed his connection with the hotel. On February 19, 1919, he sold the property to a California hotel syndicate headed by D.M. Linnard. Two days later, the hotel became The Belvedere and the new owners planned extensive alterations plus 34 new cottages. The hotel's fortunes failed to improve, the cottages were not built and Paul Whiteman's orchestra played its last Sunday concert at The Belvedere on October 12, 1919. A new manager, A.K. Bennett, was selected and a few weeks later at a Sunday meeting in Los Angeles, Linnard's group sold The Belvedere to S.W. Straus, representing another hotel chain. The next day, December 1, 1919, Santa Barbara people were very much surprised to find the hotel had been sold and that it was now The Ambassador.

For a time after the fire, there was talk of rebuilding but as weeks went into months these voices faded away. One major remnant of the hotel was The Ambassador Laundry, which continued to be an important local concern until 1987.

When Milo M. Potter owned the hotel, he lived in an



Montecito Village is shown as it was around 1918-1924. Many changes have taken place in the intervening years.

The Leslie Conklin property (top left) is now a parking lot and an auto repair shop, but the residence still remains. To the east, the land of Gabriel Polloreña is now occupied by the office and repair shops of the Montecito County Water District and is a possible new site for the fire station. Adjoining on the south are two parcels fronting on San Ysidro Road utilized by several office buildings; only the house at 563 San Ysidro Road stands undisturbed. Across this road, houses and the shops of the Plaza del Sol have replaced the lemon grove and blacksmith.

Mrs. Elsie Buell's property forms the northern section of Montecito Village with its many shops. The former apartment building has been incorporated in the east end of the Wells Fargo Bank building. On the south side of East Valley Road, the lots at one time underlying the Montecito Store and Montecito Home Club are now part of Montecito Village. The former owner of this property, Frances Hosmer, is recalled by the lane south of the shops.

Abbreviations: D = dwelling, G = garage, W.T. = water tank and P.H. = pump house.

apartment on the premises with his wife Nellie and her daughter, Nina Jones. After selling, he moved to Montecito and purchased the former Magee property (*La Parra Grande*) with his wife in July 1919. Until he built a home at this location, the family lived in several places including *Stonehedge* and a house on Hixon Road.

On April 30, 1925, his friends were stunned by the news that Potter had died from a 30-foot fall from the tower of his water tank. At that time he was alone and apparently had a heart attack while repairing the water system.

Rightfully, his obituary spoke highly of the contribu-

tion the Potter Hotel had made to the community. Potter's clientele, the people whose private railroad cars had been parked on the Potter Hotel spur or on one of the two S.P.R.R. private car tracks by the Moreton Bay fig tree, often returned to build homes in Santa Barbara or Montecito. One often repeated statement was that "The Potter Hotel put Montecito on the map."

Changes Along East Valley Road

There were a number of changes in the commercial section of East Valley Road in the 1920s. For a number of years, Frank Lehner shod horses in his blacksmith shop at the site of the present Union Oil station. One

evening, shortly after he sold his business to William E. Treloar and Rolland A. Ogan, spontaneous combustion on November 30, 1920, caused a rapidly burning fire and little was saved. Across the street, David G. Pollorena, son of H.J. Pollorena, was a blacksmith during the mid-1920s.

Stepping back in time to April 4, 1914, Percy O. Buell granted Maurice C. Conkey a three-year option to purchase the Buell store property. A mining engineer in the lead-zinc country around Joplin, Missouri, Conkey was caught in the Panic of 1907 which wrecked many mining enterprises. He brought his family to Santa Barbara and eventually tackled the mercantile business. It was not as rewarding as he had hoped, so he did not pick up his option and, in April 1917, Percy Buell sold the store property to George J. Osgood, who planned extensive remodeling.

Leslie E. Conklin, manager of the store, left when Conkey took over the business. The son of Lombard Conklin of New York, who had been farming nearby for many years, Leslie began as a clerk in the store and was chief clerk when he married Adah E. Buell in May 1902; subsequently he was engaged in selling Pierce Arrow and Oakland autos.

At the end of May 1914, the Montecito Post Office, which had been in the store for almost 30 years, was discontinued. This was offset in part by expanded services of the Rural Free Delivery carriers who were selling postage stamps to patrons along their routes. (Montecito has been served by a branch of the Santa Barbara Post Office for several decades.)

About 1920, William Colville, Sr., and Sjoerd Koop-

mans took over the store and added a pump for dispensing gasoline for autos. Adjoining their Montecito Store and Market was the Montecito Meat Market with James H. Brock as proprietor.

Colville, a native of Ireland, had worked for J.H. Moore, then living around Chicago. First he worked with the horses, then with carriages before he switched to automobiles. Initially, he was a mechanic and then an "auto operator," as chauffeurs were sometimes called in prior times. When the Moores moved to *Glen Oaks* by private train, the entire staff came with them.

Around 1910, Koopmans had been foreman of the Montecito Nursery of the Southern California Acclimatizing Association at the corner of Hot Springs Avenue and Cota Lane.

Under the new ownership, the Montecito Store continued to attract patrons until the interruption by the fire which broke out at 1:05 a.m. on August 24, 1922. Brock was working late that night with his new adding machine to record a large delivery of meat. Stepping outside for a breath of fresh air, he returned to find that the rear of his shop was in flames which soon swept over Colville and Koopmans' store. Conveniently, the fire department was right across the street but inconveniently there was no water as an unidentified gate valve had been closed. A precious 45 minutes was lost before the valve could be found and opened so the firemen concentrated their efforts on saving the surrounding buildings, including the nearby Colville house. About 50 couples, returning from a party at the country club, stopped to watch the blaze.

The soda fountain of the Montecito Store was a popular place to obtain candy, sodas and milkshakes. Subsequently, new facilities were installed to meet the demand. The new soda fountain was longer and the front panel was covered with decorative tile. A window was lost when the medicine cabinet was extended.

W. T. Colville Collection



The property was only partially insured, which created a financial hardship. Brock returned to his previous location and Koopmans and Colville used their garage for temporary quarters. In March 1925, Colville, now the sole proprietor, announced that a new Montecito Store would rise in the same place, with a meat market on one side and a drug store on the other. Mrs. Moore (now Mrs. Knight) kindly loaned Colville the necessary funds to rebuild.

The Montecito Store, "In the Heart of Montecito," held a special place in the community. During one storm, Colville went to Ventura to obtain bread as none was available locally. He had to leave the store unattended but left a note asking customers to write out their own sales slips. The clientele responded in a responsible way and Colville lost nothing.

Children from various schools adopted The Montecito Store as their informal meeting place, especially when they reached the bicycle age. There were house-keeping problems, however, as the young customers left their soda straws everywhere. So Bill Colville, Jr., devised a game. Holes of varying sizes were cut in a cardboard box and if one tossed his straw in the large hole, he received a five-cent Coca-Cola as a prize. As the holes became smaller, the prize grew larger up to a 35-cent sundae. The youngsters responded to the game and displayed considerable ingenuity. Some blew their straws, others weighted them with birdshot and so on.

The store had an ice cone machine and a popcorn maker. When one boy at the Montecito Union School was injured, the store donated popcorn which the students sold everywhere to pay for the medical expenses.

The gasoline pump in front of the store was leased to and operated by Arthur M. Walker. Then, when Erich R. Roemelt approached Colville about establishing a car-washing business, a deal was made with Colville to build a garage and rent it to Roemelt. All was fine until A.M. Walker moved across the road in 1937 and established his own Standard Oil (Chevron) station with the result that the car-wash trade simply "dried up." Roemelt then started a Seaside Oil station (this company originated with oil wells in Summerland) on land now occupied by the San Ysidro Pharmacy.

On March 1, 1963, Walker sold the Chevron station to Roy T. Jensen who had worked for Walker since 1944. Born in Morris, Minnesota, Roy Jensen came to Montecito as an infant, when his parents moved here in 1931, acting on the suggestion of Roy's father's brother who was already established in Montecito. Since then the architecture of the station has been changed several times. (After selling to Jensen, Walker went into real estate in Montecito until moving to Sun City, Arizona, in 1976.)

When Louis Miratti, Jr., sold his El Camino Pharmacy on Coast Village Road, he agreed not to re-enter



The Montecito Store was one of the Montecito buildings featured in the movie Jennifer, filmed in February 1953. In front of the store are (l. to r.) James Wong Howe (the cinematographer), William Colville, Howard Duff and Ida Lupino (the stars), William Colville, Sr., and Joel Newton (the film's director). The eyes of the bull's head (background) were lighted at night.

William Colville Collection

the business in Montecito for a stated number of years. During the hiatus, Miratti worked for the Red Cross Drug Store in Santa Barbara and then established the San Ysidro Pharmacy.

The Montecito Store was closed in October 1960; a year later Bill Colville, Jr., joined Jurgensen's Grocery on Coast Village Road as manager. Finally retiring in 1985, Colville gained additional time to engage in watercolor painting.

The Burning of La Paz Hotel

Near the end of Palm Drive (Cold Springs Road) and just northwest of Piranhurst was La Paz, a short-lived hotel. Originally the home of Edith R. Lord, it was sold to George M. and Josephine Trefts of Petrolia, Ontario, in September 1908. La Paz (the peace) consisted of a house surrounded by 17 acres of lemons.

Within a few years, Mrs. Trefts, having become a widow, spent most of her time in Los Angeles and, in

1916, after enlarging her house, she began leasing it to various people. The first tenants were the William Moores of New York City; Mrs. Moore was the daughter of the late newspaper publisher, Joseph Pulitzer. In the late spring of 1920, it was said that movie star Marion Davies would be staying at some hidden location in Montecito. The mystery was cleared by a social columnist who reported in July that Mrs. R.C. Douras of New York City had leased *La Paz* for the three summer months and that the movie star would be her guest.

In 1921, Mrs. Trefts converted *La Paz* into a small hotel with accommodations for 25 people. The hotel guests appreciated the hotel and the view and, when the hotel was threatened by a small brush fire one time, they pitched in to remove all the furniture which they then returned as the flames swung away.

That time the hotel was fortunate; on February 27, 1924, the top morning headline read: "Forest Fire Destroys *La Paz*." (The bank had just taken over the hotel because of financial difficulties.)

Careless campers were believed responsible for the fire starting in the west fork of Cold Springs Canyon. A crew of 25 men under the direction of Elmer Awl and Thomas Dinsmore plus 10 more from Clarence Wylie's National Forest crew brought the flames under control on Monday night. Then the winds, blowing in every direction, swept the flames down the canyon to consume *La Paz* on Tuesday afternoon. As the blaze approached Palm Avenue, people were rushing prized possessions into their autos. Nearly 300 men—gardeners, Deane School boys and regular firemen—battled the flames.

Various garages and outbuildings in the area were lost but thanks to the water from the Bothin reservoir, the homes of Mrs. Cora E. Lithgrow and others were saved.

New Developments in Santa Barbara

Though the loss of *La Paz* Hotel was distressing, the remainder of 1924 witnessed many developments and civic achievements. The Granada Theater, housed in the tallest building ever erected in Santa Barbara (eight stories), was opened April 9. Five blocks down State Street the six-story Williams Building was under construction to replace a structure burned in the fall of 1922; its name was soon changed to the Central Building and later to the Balboa Building. There were problems, too. The paucity of rainfall in California during 1923-24 prevailed in Santa Barbara where only 6.36 inches were recorded, one-third of normal. Available hydroelectric power diminished; consequently State Street stores had to curtail display and sign lighting for three months and streetcar service was cut by 25%. (Five years later, in the wee hours of July 1, 1929,

the last streetcar ran in Santa Barbara, as traffic evaporated.)

There were other activities as well. The rum runners and the Prohibition agents were trying to outwit each other; some large caches of liquor were found on Montecito estates much to the embarrassment of those arrested. One clever bootlegger utilized the unattended ruins of a recently burned house on Miramar Avenue as a storage depot, but frustration ruled when the agents found 125 cases of Scotch and Canadian whiskey on the premises and broke every bottle.

During these years, the local chapter of the Ku Klux Klan held its occasional meeting with the flaming cross on Barker Hill, just east of Sycamore Canyon. Turning to sports, Babe Ruth played baseball at Pershing Park on October 28, 1924, just a few weeks after the huge airship *Shenandoah* passed over the city one afternoon.

One Santa Barbara tradition, Diehl's Grocery, made news when it moved next door to its last location at 823-25 State Street on July 28, 1924.

The original store was opened on January 15, 1891, by John and Ed Diehl but in 1924, William, Ed and John, Jr., Diehl were in charge, as John's father had died three years earlier. The new store, which required two years to design, build and stock, marked the culmination of their desire to offer almost any kind of domestic or imported delicacy imaginable. Certainly, it was then one of the finest groceries in America.

While Diehl's contributed to the comfortable and perhaps exotic lifestyle of its affluent patrons, it was more than just a grocery, for it also was a community meeting place.

In the late 1920s, the Junior League operated the Sunshine Cottage on Hollister Avenue for sick children. To help raise money for expenses, the ladies arranged with several Montecito estates to donate flowers, which, taking advantage of the pedestrian traffic, they sold in front of the store.

With its personal touch, Diehl's could accomplish all kinds of miracles. Part-time residents, writing from the east, told Diehl's when they were arriving and the firm then took care of opening the house. On arrival, the easterners would find food in the kitchen, the house cleaned, the beds made and an appropriate domestic staff already engaged.

The wide variety of special requests never fazed Diehl's. If you needed a fourth for a bridge game, a call to Diehl's usually produced a suitable player.

The luncheon counter offered a blue-plate special for nearby merchants who did not go to a club. Some people came for breakfast. Almost every day, Dr. C.C. Park rode his horse from his Montecito home to have breakfast at Diehl's. Questioned about this long journey before breakfast, he replied convincingly that it was impossible to have a peaceful breakfast in a house

with seven children.

The chocolate malted milkshakes were children's delights; even today the same individuals remember with fondness the great shakes of years ago. Julius presided over the soda fountain but most children (and their parents) preferred one of the booths which were finished in a light brown color.

Behind the kitchen, there was a bakery with an old Austrian, Paul Goodman, in charge. One day, Arthur Baat, who had learned baking in his native Germany, applied for a job. Asked if he could do something different, he countered with, "Ever hear of Danish pastry?" The response was negative but the results were positive as Baat was hired. After Baat had been there a few months, Goodman became ill and died, so Baat was in charge. In the *Morning Press* of May 19, 1923, Diehl's offered "Danish Pastry—Something New."

Although the Depression dealt the final death blow to the famed grocery, the difficulties began shortly after the earthquake when Diehl's developed financial problems. Ownership was wrested from the family and new management installed.

Much of the trade came by telephone; people asked Central for "44" and their orders were dispatched by handsome Diehl's delivery trucks. When dial telephones replaced the operator switchboard in Santa Barbara on September 3, 1928, Diehl's number became "4101" and buying habits continued as before. Many affluent customers found it inconvenient to pay their bills promptly and some ran up individual grocery bills as high as \$5,000. The liberal credit policy was the downfall of Diehl's for, in the early 1930s, when the same once-affluent customers were suffering with the reduction or cessation of dividends, they simply had no funds to pay back bills. Diehl's became financially strained and by 1935 the great establishment closed its doors.

William and Ed Diehl opened Diehl Brothers in the San Marcos building in 1927 in smaller quarters and continued in the grocery trade until 1942, but their store lacked the luster and ambience of the grand store. With their closing, Santa Barbara lost a great tradition.

Feather Hill Ranch

In the latter 1920s, one of the favorite Sunday family excursions was the drive to the Feather Hill Ranch on East Valley Road. Located astride Romero Creek, this poultry ranch also housed a magnificent collection of wild animals.

The setting, on a gentle slope, was ideal. The ranch was surrounded by other large estates; Louis F. Swift's house was on a high hill possessing commanding views. To the immediate east was the San Carlos Ranch of Mrs. C.B. Raymond, later owned by C.H. "Pete" and

Ann Jackson, while on a more distant hilltop was Mrs. Lora J. Knight's new home. Across the road was F.T. Underhill's ranch, later forming part of the Valley Club golf course.

The owner of Feather Hill Ranch was Christian R. Holmes, the son of an eminent Cincinnati physician and builder of hospitals. His mother was Betty Fleischmann of the yeast manufacturing company. Enjoying adequate means, young Holmes was able to play polo and go on hunting trips. Commencing in April 1924, Holmes purchased the first of four parcels constituting the ranch. At that time he was married to Katherine McDonald, the "American Beauty" of the silent screen days who played opposite such notables as Douglas Fairbanks and William S. Hart.

Holmes operated his property as a poultry ranch, but began collecting exotic birds. At the Ventura County Fair in the fall of 1924, he exhibited rare species of poultry and pigeons never seen before in this country. His interests moved into the area of mammals and by the end of that year there were bears, an elephant, mountain lions, and chimpanzees. Pansy and Violet were the names of the two chimpanzees and the former was most remarkable. Pansy's life was not confined to the zoo; she was often seen riding sedately in an automobile or quietly joining the table of a formal dinner party.

C.R. Holmes was divorced in 1932 and the zoo was closed when he moved to Hawaii. His offer to donate the animals to the city was declined so many animals were sent to the Fleishhacker Zoo in San Francisco. The poultry business, including the Haley Street market, was also terminated and the ranch was sold.

Mount St. George

Located on Sycamore Canyon Road a short distance south of the intersection of East Valley Road, *Mount St. George* was the home of John Murray Forbes in the early 1880s. In the fall of 1884, it was leased to Alden March Boyd of Albany, New York, and then occupied by the Boyd family until the close of 1886. A one-time county supervisor, A.M. Boyd owned the Alamo Pintado Ranch near Los Olivos and was a pioneer olive grower.

Ownership of *Mount St. George* passed to Albert J. Dean, who retained it for only a few years before selling it to Helen R. Oothout, the wife of William Oothout, Jr., in February 1894.

The Oothouts brought their English traditions with them when they came to New York City and Santa Barbara. In April 1891, the senior Oothouts, their maid and their son, William, Jr., registered at the Arlington Hotel, thus beginning a family residency in Montecito which extended almost 30 years, punctuated by winter

trips to New York and travels in Europe. They also had farming interests near Fresno.

In 1892, William Oothout, Jr., married Helen Read Saltus who had divorced the novelist, Edgar Saltus of New York, the previous year. In Santa Barbara, the Oothouts were socially prominent and gave many parties at their home with its fine lawns or at the Country Club. They also participated in civic betterments; for example, in 1901 they donated 300 trees which were planted along the eastern extension of the ocean (Cabrillo) boulevard. Their own garden was well main-

tained by John Grant and his helpers.

John Grant, born in Scotland in 1862, came to California when he was 26 years old. For a time he worked in Goleta but spent his last 20 years as head gardener at *Mount St. George*. He loved flowers and people loved him as was demonstrated in October 1921 by the number who came by to pay their last respects at the Grants' pretty yellow house at the southeast corner of East Valley Road and Sycamore Canyon Road.

Supervising the garden was not without unusual hazards. When inspecting a new well on the Oothout prop-

Allen Boyd is shown playing his guitar at the summer house of Mount St. George. Relaxing and partly hidden by the wooden awning is Alden Boyd. W.J. Rea was the photographer.



In writing about his place, Mount St. George, John Murray Forbes said, "Here stands a modest little house, with outbuildings not too near, good for three chambers and three lower rooms, besides kitchen and servants' rooms. . . ." In 1884-86, the Alden Boyd family was photographed with their horses. In those days, the ladies rode side-saddle.

Both: W. J. Rea photographs in K. B. Wollman Collection





George F. Steedman moved into his brand-new house on the morning of the 1925 earthquake. Designed by George Washington Smith, the house also reflects many fine touches of Steedman. The use of colorful tile at the front entrance continues through the house and into the gardens of Casa del Herrero.

The south facade of the Steedman house is seen, with the star pool in the foreground. The theme of the gracious arches is duplicated in many windows





Stone and tiles—in combination with the plants — add beauty to the lower garden of Casa del Herrero. At right, a fountain in the side garden is embellished with colorful tiles.



erty, Grant lost his footing while descending a ladder and fell 30 feet. His injuries? "A slight strain of the foot."

Helen Read Oothout, now a widow, died in early 1925 and willed her property to a nephew and two nieces. Two years later, they sold *Mount St. George* and its 11 acres to the Kirk Johnsons. Born in New York City, Kirk B. Johnson was a banker there before moving to Southern California where he married Genevieve Joyce. After World War I, he was one of the founders of the First National Bank of Beverly Hills and its president for four years.

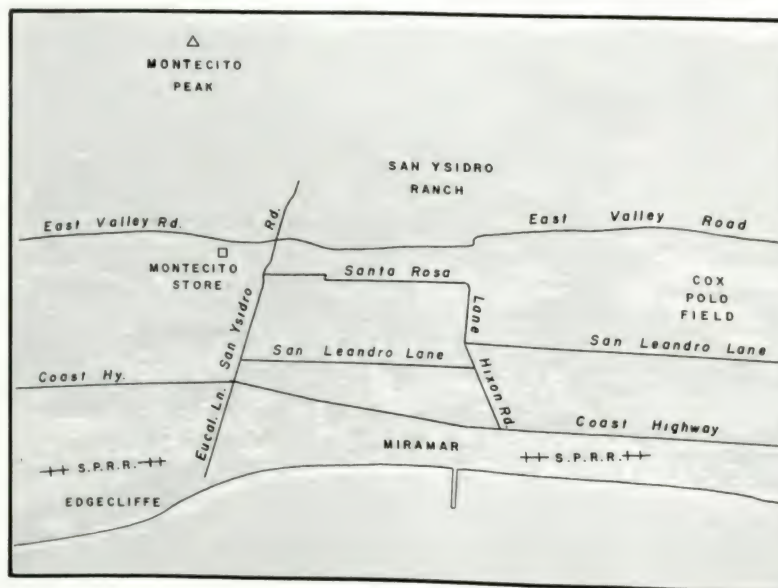
The Johnsons purchased Tajiguas Ranch, about 25 miles west of Santa Barbara, in 1923, and engaged George Washington Smith to plan the remodeling of the old adobe there. Until the job was finished, they lived in their Beverly Hills home, a rented house in Montecito or their apartment in *The Plaza* in New York City.

After acquiring *Mount St. George*, the Johnsons again hired G.W. Smith to design one of his very few Italian-style houses to replace the older house. The Italian villa, completed in 1929, was called *La Toscana*. Utilizing some of the trees planted by Forbes 40 years before, landscape architect A.E. Hanson continued the

Italian theme in the garden with statues, columns and fountains.

The Kirk Johnsons gave generously of their time and resources to help the community, particularly aiding the Music Academy and the Santa Barbara Foundation.

After a long illness, Mrs. Johnson died in 1960 and her husband died the following year. The house was sold to Daniel J. Donohue of Los Angeles who renamed it *Sotto Il Monte* (Under the Mountain) and lavished considerable funds to rehabilitate the house and grounds before selling it some years later. (The Johnsons sold their Tajiguas Ranch to A.B. Ruddock of Montecito in 1954.)



Montecito as it appeared from this aerial view over the Pacific Ocean in the mid-1920s. Much of the land was still used for agricultural purposes, as the numerous rows of three indicate. The overlay at left shows principal roads and locations.

Harold Doulton Collection

Medicine and the Arts

Many people came to Montecito and Santa Barbara clutching the hope that the temperate climate would improve their health. And, when medical facilities expanded, even more came to get well and, as a by-product, these people often contributed time, talent and money to the community. There were doctors since the early days, such as Dr. Samuel B. Brinkerhoff but, even with the County Hospital and Poor Farm which was opened in August 1876 at the lower end of Salinas Street, hospitals, as known today, simply did not exist. Often people with serious medical problems went to San Francisco for relief.

In the spring of 1888, a group of ladies, under the leadership of Mrs. Harriet P. Calder, met to plan the first private hospital. These ladies founded the Cottage Hospital on April 25, 1888 but, in spite of innovative methods of raising funds, the required dollars trickled in very slowly so that it was not until December 8, 1891, that the Cottage Hospital opened its doors. Mary Ashley, the first president, worked steadily in behalf of the hospital for 10 years. She was followed by Mrs. A.B. Doremus, then Mrs. Edward Spaulding, Mrs. Henry P. Starbuck and so on. During those years, poverty constantly stalked the organization; a donation of \$25 was a cause for rejoicing. Part of the charitable load was shouldered by the St. Cecelia Society, founded in 1892, and now probably the oldest private charity in the area.

St. Francis Hospital came with the 1908 conversion of the Quisiano Sanatorium and the Santa Barbara Clinic was established in 1921 as more doctors settled in the community, in part influenced by their eastern patients moving to Santa Barbara. This, in turn, brought more people from other parts of the country for treatment and many settled here. A classic case was the Bernard Hoffmann family.

Bernard Hoffmann and his brother, Ralph, were sons of a country day school teacher at Stockbridge, Massachusetts. Ralph was a child prodigy in ornothology; as an adult he was headmaster of schools in Kansas City and St. Louis before heading the Santa Barbara Museum of Natural History. His family included two daughters, Eleanor and Gertrude. Eleanor is the author of many children's books, a fine history of Morocco and other topics.

When Margaret was three years old, her parents, Bernard and Irene Hoffmann, learned that she was a diabetic. Insulin, which offered relief, had only recently been discovered in Toronto and then lost. It was rediscovered in the Potter Clinic at the Cottage Hospital by Dr. William D. Sansum and his associates. This rediscovery was of vital interest to the Hoffmanns which, with the temperate climate, convinced the family to migrate to Santa Barbara. (Bernard Hoffmann had visited Santa Barbara in 1918 when his brother was a temporary teacher at the Cate School.)

Once they were settled here, the Bernard Hoffmanns joined the new Community Arts Association which soon expanded into four divisions: Drama, Music, School of Arts, and Plans and Planting. It was the last group that particularly interested Hoffmann for he was concerned about the vanishing Spanish architecture. To help stem the tide, the Hoffmanns purchased the De la Guerra house giving that family a life tenancy in one wing. Utilizing the talents of James Osborne Craig, the Hoffmanns built several additional structures with a flowered courtyard which formed the "Street in Spain." These buildings, completed in May 1923, were occupied by offices, studios, shops and El Paseo Restaurant. When Craig died during construction, the work was continued by Carlton Winslow, an eminent

Los Angeles architect.

Already there was a growing interest in Spanish architecture so when the earthquake struck in June 1925, Hoffmann, Pearl Chase and others realized that this was a golden opportunity to revitalize State Street and successfully urged that it be reconstructed along Spanish lines. This influence spread to residential buildings in Montecito and Santa Barbara. (The story of the interest in the arts and architecture in Santa Barbara during the 1920s warrants a full exposition in another text.)

The Hoffmanns, living on upper Garden Street, continued to support community projects, particularly the arts and architecture review.

Another important event in the mid-twenties was the opening of the new Lobero Theater and the introduction of "Old Spanish Days." Jose Lobero, an Italian, opened his theater in February 1873 with a parade and grand ball but it fell on hard times and was used less and less as the years went by. After the Potter Theater was opened January 29, 1907, with *The Umpire*, a musical comedy, the old Lobero became forlorn and forgotten.

In 1920, local thespians formed the Community Arts Players which became the Drama Branch of the Community Arts Association two years later. The old structure had deteriorated badly and a new Lobero Theater had to be built. Designed by and Lulah M. Riggs, the construction was financed by many contributions and was backed by Bernard Hoffmann, John A. Jameson and others.

Life in the new Lobero Theater began on August 4, 1924, with the production of *Beggar on Horseback*, written by Winthrop Ames. The leading roles were played by Gertrude Hoffmann, a daughter of Ralph Hoffmann, and Arthur Bliss. Nina Moise was the director.

Arthur Bliss' father, Francis Edward Bliss, was born in New York in 1847 but lived in London for many years where he headed the Anglo-American Oil Company of John D. Rockefeller. After being a widower for some years, he remarried and came to Santa Barbara in 1923 to spend his remaining years at *Paradero*, his home in Montecito on School House Road which he purchased from John R. Whittemore. Considerably altered recently, it is now called *Tara*. (He was no relation of the neighboring Bliss family.) A sophisticated art collector,



Looking west along Canon Perdido Street to State Street in Santa Barbara's early days. The three-story building in the distance is the First National Bank. In the nineteenth century the Union Club was upstairs and Crane Hall was next door. Between the bank and the Lobero Theater (right) were many Chinese establishments including importers, restaurants, an employment agency and a joss house.

Santa Barbara Historical Society



The new Lobero Theater was opened in 1924 and continues to be an important part of the community.

Santa Barbara Historical Society

he was one of the first to assemble a collection of Edward Borein's works. His son, Arthur (1891-1975), was a gifted pianist and composer with an interest in the theater. In Santa Barbara, his musical activities were varied; at one time he directed the chorus of the Community Arts Association.

The opening play at the Lobero was a great success. Arthur Bliss was well qualified for his role, as the leading character was a young composer who played his works on the piano. Those observers who suspected that a romance was brewing between Arthur and Gertrude were not to be disappointed, as they became engaged and were married at the Old Mission on June 1, 1925. Among the parties in their honor was a dinner given by the John A. Jamesons in their Park Lane home. The Arthur Blisses went to England to live and he continued to compose music in the form of ballets, sonatas, an opera and a choral symphony. Arthur Bliss was knighted and in 1953 became Master of the Queen's Music as he continued to compose several more orchestral works.

Santa Barbara people have always enjoyed parades and festivals, the Flower Festivals of the 1890s being an

example. On July 1, 1919, a summer Fiesta was opened with a dance and followed by a parade the next day. The grand marshal of the parade was W.A. Hayne, Jr., who came down from his Yuba County ranch to visit Santa Barbara for the first time in 20 years. (He first came to Montecito with his parents in 1868.)

There was talk of making La Fiesta an annual affair, but five years were to elapse before the present series began.

The reopening of the Lobero Theater was a prelude to the Fiesta, held from August 13 through August 16, 1924, to celebrate Old Spanish Days in Santa Barbara. The success of the 1924 program confirmed an earlier decision to make the Fiesta an annual event and Dwight Murphy agreed to preside over the 1925 program. Since then the annual celebration generally includes a parade or two, a pageant, dancing and a rodeo with many local citizens dressed in Spanish costumes. There were exceptions, of course. The 1925 earthquake made the usual State Street parade impossible but a pageant was staged in the Peabody stadium. With the exception of the war years, the Santa Barbara Fiesta has been a regular summer event for over 60 years.



J. Leslie and Harriet Doulton built a small house in 1900 on a bluff between the railroad tracks and the ocean. They named their home Edgecliffe. The railroad tracks soon moved inland a few hundred feet and the former railroad cut became the access road for the area. After the Doultons sold their home in 1924, their house became a tea room, then a clubhouse—but the name Edgecliffe was retained. The building was altered and enlarged several times and in more recent decades, it has been a residence.

Phil de Biexedon

The Garden Club Discovers Montecito

Those residents not already up were abruptly wakened by the intense earthquake at 6:42 a.m. on June 29, 1925. Twelve people died, State Street buildings were wrecked (and soon well photographed), chimneys were toppled and some residences were damaged. Many of the fatalities occurred in the San Marcos Building (then four stories) where Dr. James C. Angle, a very capable orthodontist, was doing some early morning work as he planned to go to Los Angeles that day. Several lives were lost in the wreckage of the Arlington Hotel, including Mrs. Charles E. (Edith Forbes) Perkins, a grand lady of 82 and well considered in the community. It also marked the end of the Arlington Hotel, although the frame Annex was not dismantled until the summer of 1928.

Although the intensity of the quake at Miramar was said to be slightly less than Santa Barbara (VIII compared with IX), Montecito homes suffered extensive damage. Cracked walls, fallen chimneys, tumbling water towers and broken rock walls were seen everywhere; one casual observer placed the loss at a half-million dollars.

A falling water tank smashed one wing of *Casa Dorinda*, then the home of Mrs. Anna Bliss who was in Los Angeles at the time. The Harry Elston house on School House Road suffered greatly. Many, many other homes were damaged, among them being the houses of the Leadbetters, the Higginsons, Wetmores, McCormicks, Peabodys, Knapps and Billingses. Mr. and Mrs. Ralph Isham arrived home from the Middle West to find some of the walls of their beautiful home, *Pompeian Court*, had fallen and many of their exquisitely carved marble statues were broken.

Like people everywhere, the rich and poor slept outside for several nights. The Montecito Country Club

canceled the annual Fourth of July dinner dance because of the damaged tower and chimney. However, it served dinners and luncheons on the terrace to its members, an arrangement particularly appreciated by those whose cooks and maids had fled in fright because of the recurring aftershocks. Gas and electric service was shut off for two days pending a safety inspection.

But as people do after a disaster, they picked up the pieces and repaired or rebuilt their houses and office buildings, many along Spanish lines.

George F. Steedman and Casa del Herrero

Not all the structures in Santa Barbara and Montecito were damaged by the earthquake. Many people moved to new quarters because of necessity but George Steedman moved out of the Santa Barbara Club that day to his almost completed home on East Valley Road, opposite Picacho Lane. His new house, *Casa del Herrero* (home of the blacksmith), was undamaged and Steedman inscribed on a coat of arms over the fireplace a statement commemorating the first occupancy of the house and that it was located on the Cota Ranch which had been sold for 92 cents an acre.

George Steedman (pronounced "Stedman"), the son of a St. Louis doctor, was one of three brothers operating the Curtis Manufacturing Company, specializing in saws and air compressors. George possessed unusual inventive and design abilities; he developed the auto lift because he disliked crawling under cars needing repairs.

James Harrison Steedman, the older brother, had come to the Sansum Clinic for diabetes treatments and George, who had retired at a relatively early age, came to Santa Barbara to be with his brother. He found the

area delightful and remained, first renting houses before deciding to establish permanent residence. He almost bought the Alley house on East Valley Road just east of San Ysidro Road, but instead bought part of the John Whittemore property which, except for one adobe at the site of the present star pool, was generally vacant.

George Steedman was well qualified to be a "renaissance man" for, besides his business ability, he possessed artistic skills. He was one of those who liked the Spanish style of house as exemplified by George Washington Smith. Working together, a set of 205 drawings was created to cover the various features of the house. Some of the blueprints bear Steedman's penciled modifications such as the gentle curve of the stairway as it descends into the dining room. Steedman designed and worked on the details of many other features of the house, even the electric light switch plates. To keep within the Spanish ambience, Steedman went on a buying trip in Spain where he acquired linens, china, tiles, stone work, furniture and an entire ceiling from an old church in Teruel, a town between Madrid and Barcelona.

The landscaping of *Casa del Herrero* was already under way when construction of the house began. Ralph T. Stevens and Peter Riedel developed the major garden plans while Lockwood de Forest, Jr., was responsible for the details.

George Steedman's creative ability was manifested by the ornamental decorations around the house. The artistic aluminum outdoor furniture with engraved motifs is but one example; he designed and fabricated the first chair for his apprentice to duplicate. Much of the work was done in his well-equipped metal and woodworking shop.

Steedman also worked in silver; some beautiful vases demonstrate his fine work. His range of interests was enlarged to include fine books, photography and wine making.

The gardens have long constituted one of the showplaces in Montecito with various floral patterns in different courtyards. Over the years, commencing with the time when 10 gardeners were busy developing the garden in the early 1930s, George Steedman was making changes constantly to refine its proportions and beauty. Mrs. Steedman won many prizes in flower shows.

Joe Acquistapace began working in the gardens of *Casa del Herrero* in 1930 and was head gardener for many years before he retired 49 years later. The crew, now headed by Ildo Marra, whose father had worked there before him, has been vastly curtailed but the garden is still spectacular, especially when the long stand of agapanthus is in bloom.

The Steedmans' daughter, Medora, inherited the artistic creativity of her father. In the hexagonally

shaped library are some examples of her skill in fine hand bookbinding while she was living in Paris. Her husband, George E. Bass (1903-1985) of a New England family, studied the humanities and anthropology before specializing in advanced engineering, which stood him in good stead when he joined the Commonwealth Steel Company of Granite City, Illinois, and subsequently when he was owner of a machinery company. During this time, the Bass family lived in Bridgeton, New Jersey, and summered on Mt. Desert Island, Maine. After having worked with Planned Parenthood in the east, Mrs. Bass was one of the founders of the Santa Barbara branch of this organization. She was active in community affairs until her death in late 1987.

The Flood of 1926

Montecito was still recovering from the earthquake and estate owners were busy tidying their gardens for the great visit of the Garden Club of America when Keith Johnston looked up the canyon from his San Ysidro ranch in the late afternoon of February 11, 1926, to see a heavy black cloud moving ominously in his area. A general rain was beginning along the South Coast and when the first cycle of the storm cleared six hours later, Santa Barbara recorded 1.15 inches of rain. Most of Montecito received only a little more but the watershed of San Ysidro Creek was deluged with a cloudburst.

Although no rain gauges were available in that area, County Supervisor Tom Dinsmore, an experienced outdoorsman, estimated that 10 inches of rain had fallen while others estimated an even higher figure. There was considerable lightning and thunder but the big noise that evening came at 7:30 when a great roar announced the coming of the hurtling waters. Forty-five minutes later, the rain began subsiding but around midnight there was a second, brief rainstorm of great intensity.

The storm threatened to duplicate the big 1914 storm in several ways. Keith Johnston watched the water rushing down San Ysidro Creek from the bridge near the ranch house. Suddenly a heavy surge of water snapped the bridge and hurled him on the bank. Two employee cottages were shoved off their foundations as debris formed temporary dams and diverted the creek through San Ysidro ranch.

It was such a temporary dam in the upper canyon that suddenly let go and released water with a passion for destruction. Another obstruction downstream diverted a heavy flow of water through the Randall estate. Having witnessed the havoc of the 1914 flood, Mrs. Randall fled in terror, taking her children across the road to the home of Willis and Brenda Knowles. And her departure was not a moment too soon, for a surge of water devastated several acres of her garden,

damaged the barn and slammed the family Packard against an oak tree.

Across the way, San Ysidro Creek continued to wreak havoc. It passed through a vacant house on W.H. Hall's place (*Glen Oaks*) and tore out a small grove of lemon trees. Nearby, John Saunders, superintendent of the W.T. Carrington estate, reported that three acres of gardens and orchards had been washed out. Downstream, Elmer J. Boeseke had a narrow escape when rising water forced him to abandon his car when it mired. A pile of lumber for the new stables disappeared in the muddy turbulence and a horse died in a collapsed barn.

A tragedy at the San Ysidro crossing of the main highway to Ventura was averted when H.R. McKnight and his wife ran from their car just before the flood swept it off to sea. At this point, the flood deposited some 400 feet of mud on the road, in some places two feet deep. Hurriedly, Supervisor Dinsmore assembled a crew and a Fresno scraper to clear the road. They worked all night to keep one lane open for traffic.

For the next five days, Dinsmore had crews removing mud, rocks and debris from East Valley Road and San Leandro Lane. A week later, another storm, combined with high tides, damaged Sandyland beach cottages, Summerland wharves, the Santa Barbara Yacht Club quarters and other wharves and structures along the coast.

The Garden Club of America

One of the high points in Montecito history is the 1926 pilgrimage of The Garden Club of America which, for the first time, ventured outside the confines of the East Coast. The damage from the earthquake the year before was being repaired and the trip generated much excitement both locally and in the east.

The Garden Club of America was formed in 1912 as an umbrella organization for local clubs dating back many years. The Garden Club of Santa Barbara, California, was organized on April 24, 1916, when 30 people met at the home of Mrs. Clinton B. Hale on East Pedregosa Street. Mrs. James M. Rhodes was elected president, Mrs. Hale, vice president; Dr. A. Boyd Doremus, secretary, and Mrs. J. Hobart Moore, treasurer.

For many years, Mrs. Rhodes of Ardmore, Pennsylvania, had been active in the Philadelphia Garden Club and had also participated in the founding of the national organization. Mr. and Mrs. Rhodes first came to Santa Barbara in 1911 to spend the winter at the Miramar, but in 1915, after 44 years of marriage, they decided to remain here indefinitely. They built a house on Ocean Avenue (now Miramar Avenue) which they named *Mon Desir*. The first regular meeting had to be

postponed, as the Rhodes were moving into their new house and getting settled.

And so the next monthly meeting was not held until October 18, 1916, at Mrs. Rhodes' home, where 40 people heard their president tell about the objectives of the club. The following meeting was at the home of Dr. and Mrs. Doremus who had lived on the hill at Anapamu and Salsipuedes Streets since their house was built in 1893.

Dr. Doremus, a dentist from Louisiana, came to Montecito for his health in 1882 and purchased 18 acres at the northeast corner of Picacho Lane and East Valley Road. Eight years later, with improved health, he was able to travel in Europe with his family and, after returning, he built a home near the end of East Anapamu Street and developed his garden. From 1902 to 1919, he was the (unpaid) superintendent of the city parks of Santa Barbara; subsequently he was president of the local Garden Club. By that time, the word, "Montecito," was included in the title and the group was affiliated with the national organization.

Two years of planning culminated on April 5, 1926, when the Garden Club special train departed from the Grand Central Terminal in New York. Running as the second section of the famed *Twentieth Century Limited*, complete with the red carpet at Grand Central, the train was switched to the Santa Fe at Chicago for the run to Los Angeles. Southern Pacific brought the group to Santa Barbara, San Francisco and across Nevada on the trip homeward.

In charge of the train with 99 ladies was Mr. Carol Brown of the New York Central Railroad. He was a thin man when the trip started and even thinner on his return but "he handled all the arrangements beautifully." Special instructions were issued to the dining-car crew that:

1. The ladies are whimsical.
2. To honor all requests in the dining car.
3. Never say: "That's what you ordered."

And, not surprisingly, there were unexpected events. Two ladies just missing the train because of a delayed connection were whisked out to Harmon, New York, by a special railcar where the train was held for them. Another lady took her turn in the upper berth but, when getting up in the night, forgot that she was not in her usual lower berth and broke her leg in the fall. Arrangements were made for speedy medical assistance in Pasadena and she saw everything—from her wheelchair.

Stops were made along the way for side trips including Pasadena before the special train pulled into Santa Barbara on April 12 to be followed by four rigorous days of garden tours. Each day, the ladies sallied forth from El Mirasol Hotel.

on the second floor. During that first year, Harold McCormick occupied one and Thuren the other. Subsequently the former steward and his wife worked for Harold McCormick for several years when he lived in a rented house on upper Hot Springs Avenue.

Edgecliffe was a seasonal operation, usually from June 15 to September 15, and after the first year, Mrs. Kathleen Page Wheeler presided over the club. A methodical lady with a gracious touch for both adults and children, the club became very popular under her management and there were many on the waiting list each year, as the membership was held to 250 families.

Each summer, Edgecliffe opened the beach season with a fresh, spritely appearance which reflected the planning and demeanor of Kathleen Wheeler. The buildings were painted in a sand color with a "cool green" trim to blend with the surroundings. The gaily colored umbrellas, the bright green beach chairs and the cabanas, coupled with the sea and sand, created a sparkling presence.

Along the base of the bluff was a long row of palm-roofed dressing rooms which were served by a boardwalk. To the west of the clubhouse was *Hollyhocks*, a cottage surrounded by bamboo (perhaps the tall flower at one time), available for summer rentals. Beyond was the Bark Cottage, reserved for private parties or G.O. Knapp's use. Elsie Wheeler and Susan Dickinson operated the Sea Shell Shop in 1938, selling candy, cigarettes and beach items.

The summer day for the children began at nine in the morning and the activities lasted until late in the afternoon. Later in the morning, the invasion of swimmers and then the spectators meant that there would be 200 people ready for luncheon. After the first year, the dining room was supplemented by a sandwich bar and then a beach buffet from which people selected their

food and then sat on the sand to eat from individual trays supported by short legs. During 1928, over 16,800 lunches were served while the number exceeded 20,000 the next summer.

For the swimmers, the customary rope with floats extended to the rafts. The first raft was merely a flat deck while the second, installed in 1931, was a swimming pool, said to be unique on this coast. The outermost raft sported a tall slide and a hand pump provided water for a slippery surface much to the delight of screaming children as they flashed down the slide.

Paul H. Gerrish, who studied at Columbia University during winters for an advanced degree in health and physical education, was in charge of athletic programs. Children, taken out in a rowboat to the raft with the swimming pool, were taught to swim in the quiet water afforded by the raft. There were other activities, all conducted under the aegis of the Edgecliffe Boys and Girls Club.

For those children who did not go away to summer camps, such as the Huntington Lake Camp for Girls operated by Mrs. Herbert C. (Florence) Lytle of Ojai and others, Edgecliffe, considered a day camp, was an ideal place. Generally the children were divided into four age groups and, then, according to interests. Prizes were awarded on the basis of improvement. Activities were varied; by 1938, there were several theater groups. The Edgecliffe Children's Theater produced *Eight Arms Against the Sea*, an original fantasy play about an octopus, and conducted in the outdoor theater. The same group tackled another original play, *Even as You and I*, a month later. The adolescent group, the Pinhead Players, produced a series of one-act plays one evening which was followed a few weeks later by an original version of a mythological Greek play, *The Lovely Galatea*. Victor Colton, who followed

Edgecliffe was a very successful beach club and drew a large following. Santa Barbara and Montecito ladies flocked to Edgecliffe for lunch. Large beach umbrellas were always part of the scene.
Peggy Gledhill



Paul Gerrish as athletic director, also had some professional theatrical experience and assisted in the production of these plays.

On holidays, there were all kinds of games and contests. For the Labor Day party of 1932, Henry D. Minot was master of ceremonies. A thoroughly delightful, talented man and head of a transplanted Boston family, he generously provided many hours of entertainment for both children and adults. There were 16 contests scheduled that day and 87 of the 200 in attendance entered the wheelbarrow race. Faith Whitney and Harry K. Elston, Jr., won the nail-driving contest. Henry Minot, Jr., topped all in the apple-eating contest. Harry Elston was Number 1 among the many entrants in the watermelon-eating game which the spectators found especially entertaining. Other contests that day included string chewing, balloon blowing and a tug of war.

For the college age and older groups, small orchestras provided music for dances on the outdoor platform during luncheons and occasional evenings. There were also fashion shows and, for all ages, spectacular fireworks on July 4th.

Edgecliffe provided delightful summers for a number of years, thanks to the thoughtful planning of Mrs. Kathleen Page Wheeler, assisted by Mrs. Ruth Dickinson. For example, at times after a walk on the beach, bare feet accumulated tar spots but kerosene and gauze were conveniently available at the bathhouse to clean up the feet. However, it was another problem that finally closed Edgecliffe.

During 1935, Edgecliffe was leased for several years to Charles B. Hervey, manager of El Encanto Hotel but serious problems were challenging the very existence of the beach. The trouble started with the construction of the Santa Barbara breakwater but was accentuated locally when two large groins were built at Edgecliffe in June 1929. Each groin, or breakwater, was 200 feet long and about five feet high, considerably larger than the groins installed some years previously. As the beach at Edgecliffe expanded, the beach in front of the houses at the west end of Miramar Beach vanished so, in 1932, several waterfront property owners instituted civil proceedings to have the large, devastating groins removed. Leading the group was John F. Katenkamp who owned four houses in the area, of which two were seriously affected. The legal process was long and costly

to Katenkamp as the case worked its way through the courts but the California Supreme Court upheld Katenkamp's views and the offending groins were dynamited away in early 1941.

By this time, the days of the Edgecliffe Beach Club had come to an end. About a year later, Nino Brambilla of San Francisco bought the main part of the club and contemplated opening a nightclub at this location. However, with the difficulties of the war and a fire on April 8, 1942, damaging the building (trespassers were suspected), nightclub plans were terminated. The building was repaired and has been a private home for many years.

Kathleen Wheeler was engaged in other community activities. During the late 1920s, she conducted a dancing school for children in the Edward Selden Spaulding home in Mission Canyon and then continued the school for the decade of the 1930s at the Montecito Country Club. Not only were beginning adolescents taught ballroom dancing but, as one former student remarked years later, Mrs. Wheeler instilled social confidence in the boys and girls by instructing them in proper deportment on the dance floor, as well as passing along a receiving line. Mrs. Arthur (Hazel) Basham played the piano as the boys in their white flannel trousers and girls in their dainty dresses went through the steps as demonstrated by Mrs. Wheeler who was assisted by Mrs. Archie (Martha) Edwards in the early years. More than one parent and some ex-students have remarked that a monument should be erected honoring Mrs. Wheeler, for without her, a whole generation of Santa Barbara children would not have learned ballroom dancing.

Kathleen Wheeler grew up in Boston and taught dancing there before she was married. She came to Santa Barbara in 1922 with her three daughters. Thoroughly conversant with contract bridge and particularly to the then new bidding principles of Ely Culbertson whom she knew, she taught the game of bridge to the parents of her dancing students and others. Classes were held at the Montecito Country Club where she sometimes served as a winter hostess as well as at the Biltmore Hotel. Other times she provided private instruction. For over a quarter of a century, Kathleen Wheeler contributed to the gracious manner of living in Santa Barbara.



Two aerial views of the Biltmore Hotel taken 50 years apart. The October 1984 view (above) contrasts with a 1930 scene. Note the change in the width of the beach; in older times before the breakwater caused sand erosion problems, a row of cabanas was possible. The tide was unusually high; generally the waves do not intrude on the beach, a pleasant place for an afternoon walk. Some of the Biltmore changes include the enlarged hotel (just beyond the parking lot) and the Coral Casino which replaced the Biltmore pool (right). The white multi-story building in the background along Olive Mill Road is the Montecito Inn.

Santa Barbara Historical Society
and Phil de Beixedon



New Hotels and the 1930s

Life around Montecito in the late 1920s reflected the spirit of prosperity prevailing across the nation. There was much new construction everywhere; additional beach cottages rose at Sandyland and their owners welcomed the new route of US 101 on the ocean side of Ortega Hill. This was a splendid alternative to the old road with its tedious climb behind a string of slow-moving cars. In those days, travel through Summerland evoked a series of unflattering remarks because of the strong aroma from the oil wells and treatment plants strung along the shoreline. There was construction activity in Montecito, but, compared with today's standards, houses sold at very low figures. When the Alston Road estate of railroad mogul Edwin H. Gould sold for a fancy price in December 1927, an across-the-page headline in the *Press* read: MONTECITO HOME SOLD FOR \$100,000.

Prosperity seemed to be everywhere. This was the time of the opening of the Santa Barbara Biltmore Hotel, providing needed luxury tourist accommodations. Since the loss of the Potter Hotel in 1921 and the Arlington four years later, accommodations for the affluent were available only at El Mirasol and at the Samarkand Hotel (opened December 31, 1920). Even before the 1925 earthquake the matter of a luxury hotel was being considered and, with the revival of the tourist trade after the quake, the need was more pressing.

Various sites were considered. William Miller Graham, who later sold his home by the Bird Refuge to W.A. Clark, was an active promoter of El Montecito Hotel Company in October 1921. The plan was to acquire the Douglas property on both sides of the railroad, the Underhill residence as well as *Sea Gull Cottage*, the Samuel Cupples Pierce house on the ocean side of the Channel Drive opposite the Underhill home.

Nothing came of this dream; probably Graham's deepening financial problems were an adverse factor.

Walter and Edith Margaret Douglas, owners of Montecito Park, also took a negative view of a large hotel at this site, in deference to their neighbors who feared that the residential character of their area would be changed with a busy hotel. The Douglasses resisted offers but, confined to New York because of business and no longer able to enjoy their home, they agreed to sell Montecito Park to Kenneth H. Root of Kansas City, Missouri, expecting that the existing use of the property would not be disturbed. The sale was made in June 1924; actually it was an exchange as the Douglasses received a Missouri farm that was later allowed to go for taxes and a Kansas City office building.

Title to the property was soon transferred to the Montecito Park Holding Company, a new corporation formed in 1924. The next year, F.T. Underhill conveyed his property to these interests and then moved to his ranch along Sheffield Drive.

In the spring of 1926, officials of the Biltmore chain were considering a six-story, 600-room hotel on the Mesa site now used for the City College. During the summer, plans changed, and it was decided to build a much smaller hotel on the site now available on Channel Drive, and a new corporation, the third in the series, was formed. The Santa Barbara Biltmore Corporation was incorporated September 23, 1925, and the Channel Drive site was acquired. Initially, the directors were realtor Harold S. Chase, lawyers Francis Price and A.C. Postel and six Los Angeles men.

Reginald D. Johnson of Los Angeles, who designed a number of Montecito homes, drew the plans and the P.J. Walker Company, also of Los Angeles, won the construction contract. Ground-breaking ceremonies,

after being postponed one week because of the death of F.F. Peabody, were held on March 5, 1927.

The job progressed smoothly; while the carpenters were at work, landscaping went on at the same time. Seven great olive trees were brought down from Mary B. Richter's place in upper Mission Canyon and carefully replanted. Some of the former houses of Montecito Park became hotel guest cottages and others were dismantled, No. 9 being the first to go. The former Douglas home was renamed *Anacapa Cottage* and the Underhill house was called *Little Cabrillo Cottage*.

Just before Christmas, the hotel was ready for its grand opening. A preview dinner for hotel men from all parts of California was held on December 15, 1927, and Richard I. Scollin, the manager, was the subject of humorous barbs. Francis P. Shanely, the proprietor of several small Los Angeles hotels, reminded Scollin that:

My hotel caters to just as good people as the Biltmore. I don't get them but I cater to them. My people sleep just as soundly, use the same kind of soap and water and have sheets just as long as those who sleep in the Biltmore and I only charge them a dollar and a half for it—sometimes I don't get the dollar and a half. I have other things that the Biltmore hasn't. I have atmosphere—you can't buy that.

Among the dinner guests was John McEntee Bowman, whose first job was in a haberdashery before entering the hotel business; eventually he headed a chain of 17 hotels under the aegis of the Bowman Biltmore Hotels Corporation. Some of the hotels were financed wholly or partly by local investors; among the shareholders of the Santa Barbara enterprise were

C.K.G. Billings, Peter Cooper Bryce and John J. Mitchell, who was also a director of the parent company.

The *Morning Press* of December 16, 1927, carried a special 14-page section about the Santa Barbara Biltmore which received its first guests that morning. The articles told about the various shops and services at the new hotel with the new postal substation being among them. That night 500 local citizens enjoyed a grand dinner with guinea hen as the entrée. Frank Greenough's orchestra, which played at many dancing parties, entertained the crowd that evening.

The new hotel attracted all kinds of rich and famous to its doors. The glamor of Hollywood was well represented at the hotel; when some of the scenes of *Oh Kay* were filmed in Montecito, Colleen Moore was a guest of the hotel. And she was only one of many.

Frank Greenough's orchestra provided dance music at the hotel on Saturday nights; this schedule was expanded with triweekly dancing at the beach house. During 1928, a tennis court was completed as well as a swimming pool. The adjoining *Sea Gull Cottage*, formerly owned by Pierce and before that by Vail, became a gift shop.

Richard I. Scollin, manager of the hotel since its construction began, and associated with the Biltmore chain for 10 years, surprised everyone when he resigned in June 1928. His replacement was Charles Willson, formerly with El Mirasol.

Some of the people around Santa Barbara during the "Roaring Twenties" did their best to perpetuate the traditions of those lively times. The times were wild but the stories were even wilder, as so often is the case. A



Situated on Channel Drive, the Biltmore provides patrons sweeping views of the Pacific Ocean, the Channel Islands and Santa Barbara.



An autumn 1984 view of the Coral Casino shows its Olympic-size pool, which replaced the original Biltmore pool. Behind the "lighthouse" tower is the Biltmore Hotel; between the tower and shoreline are the dining and dancing areas. Close by on the right are some of the condominiums of Bonnymede. The tide again is unusually high.

Phil de Beixedon

A momentary pause in an aquatic program staged at the Biltmore pool in the early 1930s. In the background is Inellan, formerly the home of Walter Douglas.

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Palm-lined Channel Drive has long been a favorite place to enjoy the afternoon sun. The time is January 1983 and, after a few weeks, the Biltmore pier will be only a memory.



few of the playboys showed some degree of caution when importing Hollywood glamor girls for parties by requiring them to sign releases. At least one major law firm was kept on retainer to smooth over any possible problems stemming from these parties.

These were the days of Prohibition and friendly bootleggers called on each Sandyland beach cottage offering their services. One lady of Yankee extraction would have none of it; she told one eager provider never to show his face again. He got the message.

Other Sandyland residents were more receptive. The Albert Isham "beach cottage," about the last word in palatial seashore mansions, had an indoor swimming pool with a sliding glass roof, Turkish bath, billiard room and bowling alley. It also had a well-stocked bar behind a secret door in the billiard room. At times, when Isham was alone, he was so bored that he persuaded the English house painter to put down his brush and join him in billiards. At other times, when his regular friends were present, there could be some interesting discussions, even if propped with liquid refreshment. There is a famous story about a conversation around 1930 focusing on the person responsible for starting the First World War. About one in the morning, one little girl asked brightly, "Why not call up the Kaiser and ask him?" The suggestion was acclaimed with toasts and, although at that time an interstate telephone call was something to behold, the call was successfully placed to Holland. The butler in Doorn indicated that the Kaiser would be delighted to talk with the Californians if they would call back in about two hours. As might be suspected, the subject was forgotten long before two hours had elapsed so the Kaiser's views will never be known here. Albert K. Isham died in 1931, not yet 40 years of age.

The Isham beach house, now called *Casa Blanca*, the outer walls having been painted white instead of a pale ochre, is about half its original size as the vanishing beach caused the house to crumble into the sea.

The Biltmore drew fun-loving people from Los Angeles, some to stay and others to dance. The Edward F.R. Vail house, a grand two-story structure built on Spring Road in 1907 and a casualty of the freeway, was the objective of young adults who crammed into cars and drove up late Friday nights. They spent Saturdays sunning themselves on the Vails' spacious lawn or at the beach and then danced the night away at the Biltmore. After the last dance, the orchestra moved to the Vails' house and the party went on. When the fire department came down to investigate, the men were given liberal drinks and happily returned to quarters with blazing sirens shattering the quiet night.

One man checked into the Biltmore with a retinue of 12 maidens. Next he negotiated with a young bootlegger for the appropriate liquid supplies. Somehow the man was infused with a moral streak—at least temporarily—and asked Jimmie why he was bootlegging. "Money," was the answer. "Don't you want to do something else?" "Yes, I want to be a doctor but I have no money." Magnanimously, the man rose to the occasion and said he would finance the cost. Before another word could be said, a door opened and a tall, beautiful creature, wearing only high-heeled shoes, said, "I'm waiting," and there went Jimmie's medical career. Last seen, he was operating a Shell gas station.

The crowds of the late twenties came and went but in the early thirties they did not come back to big hotels. Like many other establishments, the Biltmore chain was in trouble in the 1930s. The Santa Barbara Bilt-

more Corporation, with \$2,050,000 mortgage bonds hanging over its head, was in financial difficulties and foreclosure proceedings were instituted in December 1932. Things dragged on until the property was sold under foreclosure on November 12, 1936, to the Pacific States Savings and Loan Company. All of the stock of the latter company was owned by a holding company in which Robert O'Dell and family of San Francisco held the majority ownership. Pacific States went through tough times but finally turned the corner after 1939 and became a real estate investment company. The company, which became Allied Properties in 1952, owned hotels, office buildings and ranch lands.

Robert O'Dell took a personal interest in the properties and authorized improvements at the Biltmore Hotel. The former Biltmore Beach Club, with its row of cabanas along the beach just below Channel Drive, vanished as the sand was washed away, never to return fully. In place of the cabanas, the pool was enlarged to 167 by 60 feet and formed the nucleus of a new club named the Coral Casino.

The renovated Biltmore reopened on July 1, 1937, with Ferro C. Rota as manager who had come from the Ambassadeurs Hotel in Rome. The Coral Casino, elaborately decorated with tropical flowers, was officially opened on Saturday evening, July 24, 1937, with a dinner dance for its members. Sunday noon was a busy time as members flocked for lunch and people came by to see the new place. Among them was Peter Cooper Bryce.

Guarding the door was a tall man, decked out in a grey mantel and a grey military cap with a red band. When Bryce approached, he announced his name but the guard, not being familiar with local people, asked him if he were a member. When Bryce replied that he

was not a member, the doorman said, "Then I cannot let you in." Bryce walked away quietly but told some of his friends about it and commented: "To think I sunk \$50,000 in the Biltmore and could not even look in the Coral Casino!"

That summer of 1937 was one of much activity in Santa Barbara. The Hope Ranch Beach Club was accepting non-resident members for the first time. The Junior League Follies, after local talent rehearsed for weeks in the Biltmore ballroom under the direction of George Chiles, was staged at the Granada Theater with Frank Greenough's orchestra.

The Montecito Inn

As the Biltmore Hotel was taking form, plans were being made for a second major hotel in Montecito. Don B. Sebastian and William S. Seamans, Montecito residents, were dealing in real estate loans and insurance when they conceived of the Montecito Inn. For this purpose, they formed the Montecito Company to build a hotel at the Olive Mill Road crossing of the Coast Highway to be leased to an operator.

Seamans and Sebastian's firm included A.B. Harmer, an artist and architect, and J.H. Bradley who superintended construction. Ground was broken in August 1927 and the roof was on the three-story structure six weeks later. With delays kept to a minimum, the Montecito Inn was ready for its first guests on February 18, 1928. A silhouette of a horse-drawn stagecoach formed part of the lighted sign designed by A.B. Harmer and executed by W.H. Livingston. A chef from New York graced the kitchen and Lester C. Reed, whose career included a dozen years with Fred Harvey, was the first manager. While the guests were resting upstairs, Bluebird Automobile Service, Inc., took care of their cars in a spacious basement garage.

Within a relatively short time after its opening, the hotel's patronage declined as the general economic downturn accelerated. The original promoters suffered financial losses and new hands took over the Montecito Inn.

Yet the Inn had charm and attracted some overnight guests. After several changes of management, the Inn became the Montecito Hotel around 1938 and the source of wonderful legends. It is claimed by some and denied by others that the song, "There's a Small Hotel," was created by lyricist Richard Rodgers after a weekend visit at the Montecito Hotel. There is a wishing well (fountain) in the hotel but its part in the song is a matter of controversy.

In 1957, Avery Brundage bought the hotel and restored the original name. Subsequently the Olive Mill Bistro in the Montecito Inn became a popular restaurant with an adjoining room where pianist Gil Rosas



Reginald D. Johnson designed the Biltmore Hotel as well as a number of Montecito homes. The arch and the gently curved stairway in the main building are indicative of gracious architectural style.



The Montecito Inn as it appeared in the 1930s. Two major changes in the building were made in later years. The restaurant was enlarged by a one-story extension on the left (now a bank) and a drive-in entry was placed in the center of the hotel. The two cars portray the changing styles in automobile design from the box-style body to the Air Flow, which Chrysler introduced in 1934.

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played for listening and dancing in the 1960s and 1970s.

Changes in ownership continued and the current owners made major renovations in 1981. Besides providing accommodations for visitors, interesting musical programs have delighted neighboring residents.

The Valley Club of Montecito

Though it had its formal beginning in 1928, the concept of The Valley Club of Montecito could be dated as far back as March 1921 when there was talk of abandoning the relatively new site of the Montecito Country Club and relocating on the Crocker-Sperry Ranch. Many of the golf courses around Santa Barbara pass over hill and dale but being predominantly level, the Crocker-Sperry Ranch was an attractive site for a golf course.

The Valley Club of Montecito filed incorporation papers on August 22, 1928, which stated that there was to be no capital stock. Of the 11 trustees, only six listed Santa Barbara as their legal address. They were: Dwight Murphy, Kirk B. Johnson, Charles H. Jackson, Jr., Francis Price, James B. Canby and Harold S. Chase. The other trustees were: A.S. Dietrich of Millbrook, N.Y., C.B. Raymond of Akron, Ohio, Max C. Fleischmann of Cincinnati, Milton Wilson of Lake Forest, Illinois, and E. Palmer Gavit of Albany, N.Y. Others in the organization committee included Peter Cooper Bryce, William North Duane, Oakleigh Thorne, David Gray, Jr., and Edgar W. Stow.

In the preceding months, the organization committee had decided that the membership would be limited to 225 with an individual initiation fee of \$2,000. By the middle of August 1928, 80% of this membership goal had been reached and the Valley Club was on its way.

The following month, the Valley Club exercised its options and for \$185,000 acquired 153 acres on both sides of Sheffield Drive for the clubhouse and golf course. On the west side of the drive, 21 acres were purchased from the Crocker-Sperry Ranch along with 44 acres from Clara H. Gould. (The clubhouse was built on the latter parcel.) Across Sheffield Drive five acres were acquired from F.T. Underhill along with 83 acres of "Syndicate Property" (Sheffield Tract). The latter acreage was owned by H.S. Chase, E.P. Gavit and E. Salisbury Field who bought it from Underhill. Although it was purchased for a future subdivision, the three men, by selling their land to the club at half of the market value, contributed substantially to the successful organization of the club.

Once the Valley club was organized, the remaining membership slots were filled rapidly and all pre-organization invitations were withdrawn. Carleton Winslow designed the clubhouse in a "modified Old English or Norman farmhouse type of architecture" with a "quiet simplicity . . . in design" which was in keeping with the members' wishes for a "simple farmhouse type." Mrs. George Washington Smith, wife of the well-known architect, was in charge of the interior decoration.

By April 1929, the land had been cleared and grading on the entry road began. This was followed by the construction of the clubhouse which was opened to members on Sunday, December 29, 1929. The golf course, designed by McKenzie & Hunter and constructed by the American Golf Course Construction Company, was ready for players the next day.

The membership listed many names contributing to Santa Barbara's recent history as well as a few Hollywood celebrities such as Marie Dressler. A number of the members made special donations of time and money to the new club. At the meeting in August 1929, Max Fleischmann was elected president of the Valley

Club. The vice presidents were E. Palmer Gavit, Gen. Charles H. McKinstry and Dr. Walter Scott Franklin, a famed eye surgeon. Dwight Murphy was treasurer and James B. Canby, Jr., was secretary.

The stock market had crashed two months before the Valley Club opened and the Depression that followed created financial problems for some members who were replaced by others. During the duration of World War II, the golf course was temporarily reduced to nine holes because of the shortage of maintenance men.

Through the years, though the same ambience prevails, the club has undergone a number of changes; for example, the small swimming pool was replaced with a practice putting green. And, where there were once numerous caddies available, golf carts now fill the need. Older residents of Montecito and Santa Barbara

often tell of the many beautiful luncheons, dinner parties and dances. One memorable party was given in 1938 for the last graduating class of the Santa Barbara Girls School by Mr. and Mrs. Silsby Spalding and their daughter Deborah. Phil Harris and his orchestra filled much of the club's living room and the dancers occupied the remaining area.

Montecito and the 1930s

During the time of the economic slump that swept across the nation in the 1930s, Montecito residents' lifestyle was adversely affected. Security prices fell, dividends were eliminated or reduced, many corporations defaulted on their bonds and rental income properties became vacant.

The Valley Club of Montecito and the Birnam Wood Golf Club occupy adjoining parts of the former Crocker-Sperry Ranch. The clubhouse of the Valley Club is at the lower left; above it is the Birnam Wood clubhouse. The Valley Club golf course is in two parts: Most of it occupies the lower part of this picture and continues beyond the right margin. The portion of the course on the other side of Sheffield Drive is in the upper center of the photograph, just this side of the former Cynthia Wood Stables.

Phil de Biexedon





A spring afternoon scene in 1984 shows the Valley Club across the fairways and the Santa Ynez Range in the background. The elevation of the range is about 3,500 feet but the unnamed prominence is 3,662 feet above sea level. To the left is San Ysidro Canyon.

One local bank trust officer recalled that he was rebuffed when he suggested investment diversification to former executives retaining large holdings in their companies. "Nothing could go wrong with their solid companies," was their attitude but later on, after the continuous decline drove stock prices to abysmal figures, the same executives were anxious to unload everything. It took some persuasion to convince these men that their former organizations were fundamentally sound and that retention of the stock was appropriate as the companies were ready to participate in the economic recovery whenever that would happen.

Economic reality curtailed the abundance of domestics, gardeners and chauffeurs and, in many cases, country club memberships and other segments of gracious living. Shrinking fortunes caused Montecito real estate prices to tumble. The following story, hard to believe today, is an example of plummeting prices.

After spending nearly \$1,000,000 on considerable acreage and a grand mansion, the owner was finan-

cially trapped and unable to proceed with the completion of his house. Accepting his fate, he sold the property for \$100,000 in 1932 to a fortunate affluent man who was able to complete the house for another \$100,000. Seemingly the new owner made a lucrative investment but in fact, when the family decided to move to another location in 1939, their wonderful place commanded only \$35,000. Still the owner viewed the sale with satisfaction as his next house, a large, handsome structure in Hope Ranch, cost only \$25,000.

More than one family managed to survive economically by switching from stocks to bonds. As one housewife said, "We could not have survived without bonds." She went on to explain that while many "blue chip" companies had curtailed or suspended their dividends, they had to pay their bond interest or face very serious problems.

In this way, the more fortunate families were able to live in adequate circumstances during the 1930s. Their children remained in country day or boarding schools

but the families cut their household budgets, took shorter trips and bought less expensive cars. It was during these stringent times that people bought cars from Harold W. Beard; it was not the fact that he sold Dodges or Plymouths that attracted them but their faith in his personal integrity that drew them to his showrooms. Hal Beard was a popular man whom many knew socially.

Mrs. Wheeler's dancing school classes continued at the Montecito Country Club with younger pupils replacing those going on to boarding school or college. Somehow the last night of Fiesta was a ritual in the latter 1930s for there was an all-night dance at the Montecito Country Club and it was especially delightful as old friends, now scattered in distant locations, made the special effort to be there to see each other.

The Montecito Hall continued to serve the community with its small theatrical stage running across the east side of the building. Appropriately, one group referred to the hall as the "Little Theater" where in the fall of 1933 the Montecito Players presented four one-act plays in one evening and received good reviews. Francis Baker-Smith was the director. At another time, Daniel Cox directed a cast of four in *Rewritten in Rehearsal*, a play by Marion James. The players were Reginald Faletti, Peggy Wheeler, Dorothy Fithian and W.S. Seamans. This group was the successor to the Montecito School of the Theater, directed by Elizabeth U. Stevens, which also used Montecito Hall. These players sponsored a playwriting contest and the winning plays were presented in the hall.

One of the important events in 1932 was the completion of the new El Montecito Presbyterian Church. Designed by Russell Ray, the church was dedicated on March 6 as a memorial to the late Dr. A. Grant Evans who served as pastor from 1916 to 1928 after a varied ecclesiastical career in many states. More than a dozen ministers have served this congregation since the first church was built. Other ministers with long service were Rev. William E. Dodge, Ira E. Leonard, Oliver Hart Bronson and Paul M. Gammons.

Over the years, auxiliary buildings were added as the congregation expanded. The first manse was built in 1891 with a bequest from Miss Julia Gould covering its cost. In September 1917, this structure was dismantled and a new manse was built, largely with volunteer labor. In 1956, it was moved to its present location.

New construction was at a low ebb in the Depression although work on four new Montecito homes commenced during the early months of 1932. Most were

Under similar names, various theater groups presented amateur plays at Montecito Hall. As 1934 began, "Sweeney Todd" was offered and this handbill urged people to "Join the throng of ecstasy seekers."

Clif Smith Collection

ASTOUNDING SPECTACLE!

Demon of the Underworld in Action!

Montecito Repertory Theatre Jan 11th 12th 13th

"SWEENEY TODD" OR The Demon Barber OF Fleet Street

Entire evening of hideous crimes perpetrated before your undraped eyes.

SHOCKS! HORRORS!! SCREAMS IN THE NIGHT!!!

SEE THE GORY HEAD
emerge from the floor;
LURID IN ITS AWFUL REALISM!!

Did you ever find a Button in a Pie?
It might have been yours! BEWARE!

HEROES! Fighting desperately against the unscrupulous monster of iniquity.
CONFOUNDING THE GUILTY! PROTECTING THE INNOCENT!

SECRET TRUTH IS BARED!
Hear from the lips of the demon barber his own tale of how avarice caught him in its Relentless Clutches

SEE -- Harmless and Law-abiding CITIZENS made into Fraudulent Confectionery -- SEE
UPON THE STAGE and in FULL VIEW OF ONE AND ALL

DOCTORS will kindly leave their names at the Box Office in case of emergency.

COME ONE!

COME ALL!

JOIN THE THRONG of ECSTASY SEEKERS

small in keeping with the owners' constrained economic circumstances. People found that they could be just as happy in less spacious quarters and it was during the 1930s that the Moody English cottages became popular.

The Moody English Cottages

In 1932, considerable interest was aroused when the first Moody English cottage appeared on the Coast Highway, just east of Hermosillo Road. Designed by Harriett Moody, initially as an artist's studio for her sister Mildred, it was augmented when a very English lady, Mrs. Mary Brett, approached them during construction with an idea of moving her tea room from across the street to this new site. Accordingly, the plans were modified to include a tea room and accommodations upstairs where Mrs. Brett lived with her many cats and dogs. In those days, trees lined the highway and "everyone" said that it reminded them of Carmel.

This English cottage, in recent decades a real estate office, attracted favorable notice and Harriett, an engineer in the public works office of the City of Santa Barbara, was also commissioned by a steady procession of people who wanted "a house just like this." While the architectural style lent itself to a smaller house for one or two occupants, there were Moody cottages built on a larger scale. Some builders balked at the English pattern but Dixon MacQuiddy, a local contractor, understood the design objectives and built many Moody cottages.

Mildred Moody, who had worked at Barker Bros. eight years, specialized in the hand decoration of furniture. She continued this skilled work in her studio and also painted decorations on inside walls of houses while Harriett designed the cottages. Along the way, the Moody sisters assumed the operation of the tea room. Their crumpets with strawberry jam and Devonshire cream delighted their clientele. Regular patrons included polo players after the game and the tea room's fame spread far and wide; one day a representative of the famed Brown Derby of Hollywood stopped in for tea and crumpets and then announced that his restaurant would like to arrange for regular shipments of 12 dozen crumpets every day. Though flattered by this request, there was no way the small staff could comply.

On special occasions, the Moody sisters would serve dinners, but the extra work, charming and successful as it was, meant long, exhausting days with minimal financial rewards. So, during the 1940s, the tea room business was terminated; in its place, the Moodys found themselves in the antique furniture business.

The Moody sisters continued their construction and decoration work during World War II, albeit under difficult circumstances because of the scarcity of materials. However, some houses were being torn down to save taxes, thus releasing secondhand material which

found its way into Moody cottages. Ruffled curtains were a problem at that time for Mildred until she learned that unbleached muslin, in reasonable supply because of the needs of chicken ranchers, was a practical alternative.

And so the Moody cottages grew in number and became a legend; the English-style houses were built as far west as Goleta although most of the 35 cottages were located in Montecito. George Owen Knapp engaged Harriett Moody to draw plans for a half-dozen houses on Rosemary Lane for his staff and another group was built along Periwinkle Lane. The last Moody cottage was built in 1948 on Green Lane for Mrs. Robert W. (Rosalie) Rivers whose house on Picacho Lane had become too large for her after her six grown children had moved away.

The Moody sisters were born in Santa Barbara after their parents arrived from Pennsylvania. The girls' interest in building design reflected their father's occupation as a building contractor, although one sister, Brenda Moody, was the county recorder during the First World War at the age of 22! Her next work was with the Building and Loan Association of Santa Barbara and, when she "retired," Brenda entered the real estate business with an office in the original English cottage.

In 1937, the Moody sisters bought *The Peppers* from Robert J. Jenckes. Located on Hot Springs Road at



Pepper (Cota) Lane, this place, at one time consisting of a two-story farmhouse on a 13-acre tract, had belonged to Hannah Ude. Ferdinand R. and Gertrude Bain of Los Angeles, who had been regular Montecito visitors for the previous eight years, spent most of 1913 in the big, green-shingled house of E.F.R. Vail on lower Olive Mill Road. In October that year, they purchased the old farmhouse from Edward A. Bulkey through the offices of realtor John R. Whittemore, whose family lived on School House Road nearby. F.R. Bain was president of the Southern Counties Gas Company.

Around Christmas of 1914, contractor A.H. Avery completed enlarging the structure and the Bains occupied their 16-room house. The marriage of Mrs. Bain's daughter, Beatrice Miller, to Lt. Harry Gantz, solemnized at All Saints Church in September 1915, was followed by a garden party at *The Peppers*. Here the bridal party received the guests in a "specially constructed pergola pavilion."

The Robert McGanns leased *The Peppers* for the winter months of 1916 but, after they returned to their home in Chicago, Mrs. Bain was busy making more changes in her house. In June 1916, while supervising alterations, she caught a cold, complications set in and she died within a few days. Some time along the way, a large Georgian music room had been added to the house; Julia Morgan, who did considerable work on the Hearst Castle, is said to have been the architect. It was an ideal concert hall and Mrs. William H. Bliss of *Casa Dorinda* rented it for that purpose several times.

The McGanns rented the house again in 1917 and staged frequent parties there. On March 9, the Queen

Mary's Guild held a costume charity ball at *The Peppers* to raise funds for Allied hospitals. The highlight of the evening was the performance of dancer Martha Graham, a student of Ruth St. Dennis. Later that year, the McGanns moved into their own new house on Cold Springs Road and the following summer, *The Peppers* was occupied by the Peter Cooper Bryce family.

When Beatrice Gantz sold *The Peppers* to Robert J. Jenckes of Rhode Island in December 1919, she retained the upper portion of the property at the southeast corner of East Valley Road and Hot Springs Avenue. Here she built a smaller house which subsequently was the residence of Dr. Joseph D. Lewis.

The Moody sisters sold *The Peppers* in 1967; two years later the former Mrs. Van Rensselaer Wilbur, by that time Mrs. Harvey Taylor, had purchased the place and made extensive alterations. The shingle exterior was covered with stucco and Greek columns and a pediment were added. The interior was lined with extensive shelves for the large book collections of Mr. and Mrs. Taylor and, not inappropriately, the place was called *The Marathon Library*. Though the Taylors were divorced in 1972, *The Marathon Library* continued after the former Mrs. Wilbur married again, this time to William W. Longstreth. Mrs. Wilbur died in 1982 and two years later *The Peppers* came into new ownership and now houses the Karpeles Manuscript Library.

Manning Park

One important development in Montecito during the 1930s was the formation of Manning Park which had its

Opposite page: The Moody English Cottage drew considerable attention when it was introduced to Santa Barbara in the early 1930s and the architect, Harriett Moody, was kept busy meeting demands for similarly styled houses.

The purpose of the first English Cottage, now a real estate office on Coast Village Road, was to provide a studio for Mildred Moody, Harriet's artist sister. Its purposes were soon expanded to serve tea and meals.

Both: Montecito History Committee



The prosperous Twenties gave way to the depressed Thirties and construction was at a low ebb. One major project completed in 1932 was El Montecito Presbyterian Church, built on the site of the earlier edifice.



beginnings in January 1935 when Dr. John F. Manning and his wife, Jane M., donated *Las Aguajitas* to the county.

The Manning property has an interesting history starting with the 1870s when it was owned by nurseryman Dana B. Clark. Subsequent owners include Mary Ashley (part) and Henry D. Reaves (part) and R.W. Poindexter (part) before being purchased by Ernest A. Robinson of Belfast, Ireland, January 1899. Robinson was said to be a noted English yachtsman.

Shortly after his purchase, Robinson made changes. The existing frame house was moved to the north to provide space for an impressive house then being designed by Francis W. Wilson, which was reported to resemble an old English manor house of stone and red brick. Although its estimated cost was \$40,000, it was expected that it would be the largest private residence in Southern California and "by far . . . the most costly in the county."

The next step was to build a tank house and, leaving things in architect Wilson's hands, Robinson returned to Belfast. That summer, contractors submitted bids for the main house and, reflecting in part a sharp, recent rise in material costs, the bids ranged from \$60,000 to \$65,000. Several contracts were awarded subject to confirmation by Robinson.

The anticipated confirmation never came as Robinson abandoned his monumental project. In the spring of 1900, Wilson sued Robinson for unpaid architectural fees of \$2,516 and attached the property.

The next owner of *Las Aguajitas* (Little Springs), consisting of the main two-story house, outbuildings and employee residences, was Arnold H.E. Schramm, a coffee merchant of New York City. He purchased the

30-acre property from Robinson in August 1909 and held it until selling to the Mannings in 1924.

The Mannings liked the community and happily shared their property with other residents. Her neighbor, Phyllis Zakheim (a Hosmer descendant) used the Manning pool to teach swimming to children. With hay bales, Jane Manning set up an archery course and Mrs. Zakheim taught archery.

A warm and friendly person, Jane Manning would suddenly appear at her gate with a "yoo-hoo" and a jar of jelly for her neighbor, Phyllis. One time, Jane held an outdoor summer party at which Phyllis was the guest of honor. At the table, things were pleasant but subdued until the folding chair under Phyllis collapsed. No one was hurt and the party became livelier and more informal.

The Manning property underwent changes when it became part of the county park system. The old house was demolished but the carriage house was retained as a meeting place for the Boy Scouts and other groups. The swimming pool was filled in; the space is now used by the tennis court.

Manning Park is a popular place for picnics, gatherings and weddings. In many ways, it carries on the traditions and purposes of the early oak-covered picnic grounds situated east of the Montecito Union School, now utilized by the YMCA.

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And so, this part of the Montecito story ends with the close of the 1930s. The second volume relates some of the significant events of subsequent decades, stories of the great estates, and other notable events.

